



House

LA BATIE NEUVE (05)

345 000 €*

* Agency fees to be paid by the seller



129 m²



5 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

10 km from Gap, near Chorges and Lake Serre-Ponçon, in the charming village of Bâtie-Neuve, I offer you this pretty house of approximately 129 m² of living space. The first floor consists of an entrance, a large living room with access to the balcony and a view of the mountains, an equipped kitchen open to the living room which gives access to the veranda. The sleeping area consists of 3 beautiful bedrooms with cupboards, a bathroom with heated towel rail and a separate toilet. The veranda will allow you to access the terrace and the garden. On the ground floor a large garage of approximately 67 m² equipped with its electric door. You will also discover a studio of approximately 20 m² with its independent entrance. The advantages of this house: Electric gate, tarmac entrance, panoramic view, photovoltaic panels with a return of around €2,000 / year. All on a 1,410 m² plot of land, completely enclosed and planted with trees. Heating mode: Pellet stove and oil central heating. Property tax: €1,208 Better than words... a visit is essential!!! Fees are the responsibility of the seller. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 813083

Property type House

Year of construction 1978

Exposure South

Vue dégagée, Panoramique, sur Jardin, sur
Montagne, sur Village

SURFACES

Living space 129 m²

Living room surface 25 m²

Land surface 1410 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 4

Toilets count 2

Washrooms 2

Balcony 1

Terrace 1

DPE/GES

DPE 287

GES 44

APPENDIX

Parking extérieur

Parking space 2

Garage 1

Videophone Non

SERVICES

Heater granules

Heater fuel

Kitchen équipée