



## House

PINEUILH (33)

**240 000 €\***

\* Agency fees to be paid by the seller



137 m<sup>2</sup>



5 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

Opportunity in Pineuilh, House of 137 m<sup>2</sup> ideally located close to the town hall and the school and close to amenities (shops, bus...). In the middle of a plot of 744m<sup>2</sup> fully enclosed and planted with trees that is easy to maintain, this house consists of a spacious living room with its insert fireplace, a fitted kitchen opening onto a 12 m<sup>2</sup> veranda, an office/cellar, a separate toilet. , a shower room and a bedroom with French window, upstairs two additional bedrooms, a separate toilet and a shower room. You will benefit from a basement of more than 100m<sup>2</sup> including garage, cellar, laundry room, boiler room, workshop... It is equipped with mains drainage, a functional well, gas central heating, split air conditioning in the kitchen. Recent work has been carried out with a redesign of 3/4 of the roof, electricity, exterior cladding, facade, joinery... The exterior is perfectly maintained, with trees and flowers, a vegetable patch... would like to be at your service for a visit that will confirm your crush! Les honoraires sont à la charge du vendeur.

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 ..... 813984

Property type ..... House

Year of construction ..... 1980

### SURFACES

Living space ..... 137 m<sup>2</sup>

Living room surface ..... 36 m<sup>2</sup>

Land surface ..... 744 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 5

Number of bedrooms ..... 3

Toilets count ..... 2

Washrooms ..... 2

Balcony ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 188

GES ..... 29

### APPENDIX

Parking ..... extérieur

Parking space ..... 4

Garage ..... 1

Videophone ..... Non

### SERVICES

Heater ..... gaz

Kitchen ..... aménagée