



## House

SOMMECAISE (89)

**376 300 €\***

\* Agency fees to be paid by the seller



222 m<sup>2</sup>



7 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

Very rare!! Secondary house sold furnished (down to the teaspoons... value of the furniture with an invoice of more than 50,000 euros offered in the sale) All the insulation and heating were redone in 2019 to have a performance closer to today's houses. hui (attic insulation, crawl space, heat pump installation with reversible air conditioning in each of the rooms, fireplace for the leisure of a winter outbreak,...) For the sale, finishes are about to be made (tiles around the swimming pool, bathroom improvement) In the area of Brionnerie in Sommechaie, come and discover this 2008 house of 222 m<sup>2</sup> with many luxury additions made in 2022, 10 minutes from Aillant-Sur-Tholon , Toucy and the entrance to the motorway (1h30 from Paris). It consists on the ground floor of a beautiful entrance which separates the day area from the sleeping area with on one side the living room / kitchen of 65 m<sup>2</sup> with terrace on both sides of the house with on the behind a beautiful heated swimming pool of 2023. On the other, two bedrooms including a master suite with large private bathroom with shower and bathtub, 7m<sup>2</sup> dressing room, plus separate toilet. Upstairs, you will have two additional bedrooms, one of which is 25 m<sup>2</sup>, a large hall and a large bathroom with shower and bath of 16 m<sup>2</sup>. The house is on a plot of 2450 m<sup>2</sup>, in a quiet area. (possibility of additional acquisition of 2500m<sup>2</sup> of land for 3000 euros) Garage (with laundry area) Property tax: 944 euros / year Double glazing with electric curtain Heat pump with reversible air conditioning in each room Through exhibitions Water softener Heating consumption all inclusive of 80 euros per month To discover without delay!! Nombre de lots de la copropriété : 170, avec Syndic Bénévole. 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 ..... 816635

Property type ..... House

Year of construction ..... 2008

Exposure ..... South

View ..... Vue sur Forêt, sur Jardin

### SURFACES

Living space ..... 222 m²

Living room surface ..... 65 m²

Land surface ..... 2450 m²

### CONDOMINIUM INFORMATION

Condominium lots count ..... 170

### COMPOSITION

Number of rooms ..... 7

Number of bedrooms ..... 4

Number of bathrooms ..... 1

Toilets count ..... 3

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 96

GES ..... 3

### APPENDIX

Videophone ..... Non

### SERVICES

Air conditioning ..... Yes

Heater ..... électricité

Heater ..... climatisation réversible

Heater ..... pompe à chaleur

Heater ..... bois

Kitchen ..... aménagée