



Half-timbered house

PFULGRIESHEIM (67)

**577 500 €**



219 m<sup>2</sup>



8 pièce(s)

## PROPERTY DESCRIPTION

In the center of Pfulgriesheim, in a charming little village of Kochersberg where life is good, close to all amenities and main roads, 10 minutes from Strasbourg, which I invite you to discover, exclusively, this real estate complex.

You will find there, a main house renovated in the pure style and respect of the Alsatian building, composed of a basement, a large living room and a separate fitted and equipped kitchen on the ground floor.

Upstairs, you have two bedrooms of 22m<sup>2</sup> and 20m<sup>2</sup>.

In the attic two bedrooms are also to be fitted out and decorated to your taste, since they will need some finishing work.

Then, through the inner courtyard, you also have access to the extension of this house which dates from 2010, where you have a super 3-room triplex apartment, which you can arrange and finish as you wish.

If you are passionate about DIY or would like to put your paw there, you will certainly find what you are looking for.

With its independent entrance, you could even consider an additional activity of gîtes or short-term rentals, or even set up your business there.

For your comfort: Motorized gate – Inner courtyard – Cellar in the basement – 2 Garages with electric doors and several parking spaces.

For more information, do not hesitate to contact me and I will be happy to help you discover. Photos, location, additional information and virtual visit on request, after telephone conversation.

To do this, please fill in your telephone number when making your request, so that I can contact you again... The owners do not wish to be bothered.

Thank you for respecting their choice, not to canvass them directly. Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,00% TTC du prix hors honoraires.

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 ..... 817134  
Property type ..... Half-timbered house  
Year of construction ..... 1994

### SURFACES

Living space ..... 219 m<sup>2</sup>  
Living room surface ..... 28 m<sup>2</sup>  
Land surface ..... 497 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 8

### DPE/GES

DPE ..... 236  
GES ..... 62

### APPENDIX

Parking ..... extérieur  
Parking space ..... 3  
Garage ..... 2  
Cellar ..... 1  
Videophone ..... Non

### SERVICES

Kitchen ..... aménagée



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