



House

JANVILLIERS (51)

148 000 €



168 m²



8 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

I would be delighted to show you this exceptional 167m² stone family house, located in the charming village of Janvilliers. With its many spaces, it is perfect for large families or those looking for a home conducive to different activities. As soon as you enter, you will be seduced by the bright and spacious ground floor, including a bathroom with WC, a dining room giving access to a modular kitchen according to your own ideas, as well as a 44 m² living room. On the first floor, a corridor will lead you to the 5 master suites, each offering its own private space and a bathroom. A separate toilet completes this floor, guaranteeing the comfort and privacy of each member of your family. The second floor contains a 102m² attic with immense potential, thanks to its magnificent framework. It's up to you to transform it as you wish, whether into games rooms, offices or additional leisure spaces. A garage and an outbuilding are also included in this house which will be renovated, located on generous land of 1,385m². It should be noted that work is required to bring this home to your liking, so you can shape it to your own preferences. Do not hesitate to contact me for more information. I will be delighted to answer all your questions and guide you during the visit of this magnificent house which will certainly seduce you with its potential and its dynamic character. Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,71% TTC du prix hors honoraires.

Logement à consommation énergétique excessive : classe F

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : 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!



Sabrina LAMY

**ORBAIS-L'ABBAYE
(51270)**

Agent

RSAC : 842 433 062 00010
Courts service city : REIMS

(+33)6 79 50 69 76

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 821778

Property type House

View Vue sur Jardin, sur Village

SURFACES

Living space 168 m²

Living room surface 44 m²

Land surface 1384 m²

COMPOSITION

Number of rooms 8

Number of bedrooms 5

Number of bathrooms 1

Toilets count 2

Washrooms 5

DPE/GES

DPE 390

GES 12

APPENDIX

Parking couvert

Parking space 1

Garage 1

Videophone Non

SERVICES

Heater électricité

Heater fuel



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle