



Village house

SAINT-GENIS-POUILLY (01)

688 000 €*

* Agency fees to be paid by the seller



159 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

PREGNIN - In the heart of Pregnin, terraced village house with garden in a quiet environment, 2.5 km from the Swiss border.
Primary school and school transport nearby.

This house, full of character, is part of an old farmhouse. It offers large volumes spread over 3 levels:

1. Ground floor: a separate, equipped kitchen of 22 m² with a beautiful dining area, a living room of over 24 m², toilet and laundry room.
2. 1st floor: 2 beautiful bedrooms of 23 m² and 14 m² and a bathroom.
3. 2nd floor: a space of 57 m², converted into a bedroom.

To complete the whole: attic to be converted (very good height under the roof), garage and pretty garden of approximately 150 m².

Detailed sheet on request. Les honoraires sont à la charge du vendeur.

Le Diagnostic de Performance Energétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

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 823473

Property type Village house

Year of construction 1830

Exposure S-W

SURFACES

Living space 159 m²

Living room surface 25 m²

Land surface 416 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 3

Number of bathrooms 1

Toilets count 2

DPE/GES

DPE 132

GES 21

APPENDIX

Parking extérieur

Parking space 2

Garage 1

Videophone Non

SERVICES

Heater gaz

Kitchen équipée



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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SAS au capital de 100.000 euros

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