



Detached house

SALERNES (83)

320 000 €*

* Agency fees to be paid by the seller



135 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Real opportunity in SALERNES for lovers of nature and tranquility! This property includes a dwelling house of 135 m² with 3 bedrooms on flat agricultural land with trees of 3,650 m². At the bottom of the garden runs a river with a beach and trout for lovers of fishing and idleness. This residence nestled in lush greenery can perfectly suit people looking for calm or who want to find a space to create an activity in a privileged setting conducive to healing. It offers 5 main rooms on 2 levels. On the ground floor you will especially appreciate its living room of 43 m² bathed in light and decorated with a fireplace with insert for winter evenings. This living room opens onto a large covered terrace without any opposite. You will also find a dining room with an open fitted and equipped kitchen. Upstairs you will find three large bedrooms, a bathroom and another room to adapt as needed. Its advantages: Large quiet plot with the possibility of acquiring an additional neighboring plot, detached house completed in 1987, bright rooms given the very good exposure, river at the bottom of the plot for fishing or enjoying the beach... My advice: connect to mains drainage to comply with standards. This discreet little corner of paradise, out of sight and ready to live happily! Do not hesitate to contact me by telephone for additional information or to organize a visit. Consult my client testimonials and my other properties for sale on my website etienne.kempeneers.capifrance.fr. Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr. The fees are the responsibility of the seller. 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!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 823801

Property type Detached house

Year of construction 1987

Exposure S-W

View Vue sur Forêt, sur Jardin, sur Rivière

SURFACES

Living space 135 m²

Living room surface 43 m²

Land surface 3650 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 3

Number of bathrooms 1

Toilets count 2

Terrace 1

DPE/GES

DPE 266

GES 8

APPENDIX

Parking couvert

Parking space 40

Videophone Non

SERVICES

Heater électricité

Heater bois

Kitchen aménagée