



House

ROUBAIX (59)

233 000 €*

* Agency fees to be paid by the seller



105 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Warm House with Garden in Roubaix - "Nouveau Roubaix" District! - An exclusive new feature! - Looking for a house without work, spacious, close to all amenities but also offering a quiet environment? Come and discover this charming 105 m² house, carefully decorated, with its 80 m² garden, located in the immediate vicinity of the shops on Boulevard de Fourmies. - From the entrance, you will be seduced by a beautiful, fully open living room of 52 m², decorated with imitation parquet tiles, opening onto a large terrace of 18 m² and the garden of 80 m². A modern bathroom with a 4 m² Italian shower is also present. - For the sleeping area, three beautiful bright bedrooms of 9 to 14 m² await you, as well as a bathroom of 6 m². The convertible attic of at least 11 m², already insulated and equipped with lighting and electricity, as well as a healthy cellar of 10 m², offer additional development possibilities. - The latest major works, notably the main roof in 2012 and the extension in 2016 (with permit and certificate of conformity), give you peace of mind. - A strategic location, close to major roads (boulevard, highway) and all amenities (schools, shops, buses, tramway), makes it a wise investment. - Don't delay in organizing a visit, contact Benjamin LE COMTE (available 7 days a week) for more information or to set up an appointment! - If you are far away, demanding, or want to save time, ask for the link for a VIRTUAL VISIT and check if this property really meets your criteria. 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!



Benjamin LE COMTE

ROUBAIX (59100)

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 825366

Property type House

Year of construction 1950

Exposure N-W / S-E

View Vue dégagée, sur Jardin

SURFACES

Living space 105 m²

Living room surface 52 m²

Land surface 216 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 3

Number of bathrooms 1

Toilets count 2

Washrooms 1

Terrace 1

DPE/GES

DPE 200

GES 6

APPENDIX

Parking space 0

Cellar 1

Videophone Non

SERVICES

Heater électricité

Kitchen équipée



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

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