



House

LONGCHAMP SUR AUJON (10)

195 000 €*

* Agency fees to be paid by the seller



138 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

EXCLUSIVE in LONGCHAMP SUR AUJON, village located 15 minutes from BAR SUR AUBE, 30 minutes from CHAUMONT and 5 minutes from the A5 motorway towards TROYES, DIJON and PARIS (2H15). I suggest you acquire this very pretty house without work, mixing stone and wood, giving it a lot of character. Ideal for living there all year round with your family or even for your second home in the countryside, also taking advantage of a 425m² plot of land located just in front of the house on the banks of the river... Imagine yourself with your family or with friends enjoying this very nice place where children can play quietly, go fishing or even share good times around barbecues for example! This house is made up on the ground floor of an entrance with cupboard, a separate kitchen (equipped and fitted) with pantry, a very bright living/dining room area of approximately 47m² with new pellet stove, separate toilets. Upstairs, very beautiful volumes await you with parquet flooring. You will first have a very beautiful master suite of approximately 25m² with bathroom, a 2nd bedroom of approximately 24m² and another smaller bedroom of approximately 9m² which could be perfectly suitable for a bedroom. child or even for your office. Then 1 other bathroom and separate toilets will complete the floor. On the exterior side, a garage of approximately 20m² will be at your disposal (why not create accommodation there for future rental in gîtes, very popular in this area, located a few km from COLOMBEY LES 2 EGLISES) and another outbuilding is also present workshop type of approximately 20m². A few more: Double glazing installed throughout the house, the pellet stove was installed with vents in the bedrooms, saving you energy!! Village close to primary schools with bus. Do you like this pretty house? Can you imagine living there? YES...So contact me quickly and I will be happy to introduce it to you... Les honoraires sont à la charge du vendeur.

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!



François HOWARD

**PALAU-DEL-VIDRE
(66690)**

Agent

RSAC : 488 769 027 00035

Courts service city :
PERPIGNAN

(+33)7 89 85 04 29

LE BIEN EN IMAGES



DETAILS

COMPOSITION

Number of rooms	4
Number of bedrooms	3
Toilets count	2
Washrooms	2
Terrace	1

DPE/GES

DPE	198
GES	6

APPENDIX

Parking	extérieur
Parking space	2
Garage	1
Videophone	Non

SERVICES

Heater	électricité
Kitchen	aménagée

GENERAL

Reference	826530
Property type	House
View	Vue sur Jardin, sur Rivière

SURFACES

Living space	138 m²
Land surface	921 m²



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