



House

NERIS LES BAINS (03)

109 000 €*

* Agency fees to be paid by the seller



165 m²



8 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

NERIS LES BAINS, ideally located a stone's throw from shops and schools, this spacious masonry will seduce you with the quality of its insulation and its number of rooms which can be transformed as desired. On the ground floor, the entrance leads to a games room and an office. Two garages are attached allowing parking for 3 cars. On the first floor, there is a living room, a kitchen, two bedrooms, a bathroom and a shower room with toilet. On the second floor, three other bedrooms can accommodate a large family. The +: the garden level can be converted into a daytime living space (with large living room and open-plan kitchen). The first and second levels can become a sleeping area with 5 bedrooms and a relaxation lounge (TV, reading, relaxation) or office. Don't hesitate to call. Come visit: all you have to do is imagine the distribution of your dreams. 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!



Brigitte SALLÉ

**NERIS-LES-BAINS
(03310)**

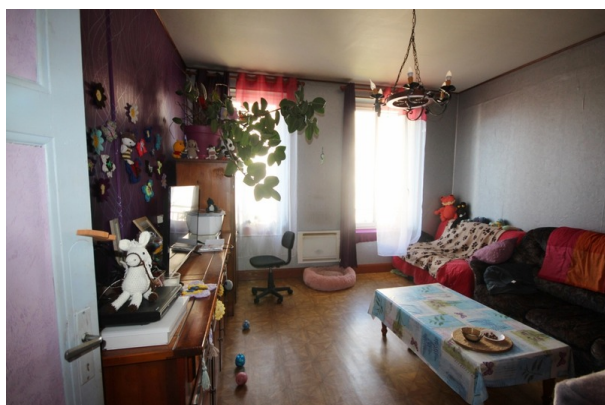
Agent

RSAC : 380 620 336 00020

Courts service city :
MONTLUCON

(+33)6 03 69 35 32

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 826968

Property type House

Year of construction 1940

Exposure S-E

View Vue dégagée, sur Jardin, sur Ville

SURFACES

Living space 165 m²

Living room surface 16 m²

Land surface 413 m²

COMPOSITION

Number of rooms 8

Number of bedrooms 5

Number of bathrooms 1

Toilets count 2

Washrooms 1

DPE/GES

DPE 235

GES 7

APPENDIX

Parking extérieur

Parking space 10

Garage 3

Cellar 1

Videophone Non

SERVICES

Heater électricité

Kitchen aménagée