



Contemporary house

MARSAC SUR L'ISLE (24)

525 000 €



238 m²



10 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Located in Marsac-sur-l'Isle on the island, close to shops and bus lines, I offer you this beautiful house of 238 M2 built in 2014, located in a quiet and residential environment.

Services: heated swimming pool of 32 M2, underfloor heating with heat pump, air conditioning, wine cellar of 12.5 M2, double tiled and insulated garage with automatic doors, 1 large covered terrace of 80 M2, 1 second terrace of 60 M2 located on the garden level, a 3rd terrace of 100 M2 located around the swimming pool, water softener.

Ground floor: the entrance of 9 M2 with its large cupboard allows you to access the living room of 62 M2 with its open kitchen, WC of 2.22M2 with hand basin, we then find in the sleeping area, 2 bedrooms, a bathroom with double sink and a master suite with dressing room and bathroom of 30 M2.

On the garden level: A connecting door provides access to the garden level from inside the house, on the right we find the double garage of 63 M2 with its workshop of 8 M2, and on the left, you access an apartment composed of a 9M2 office space that can be used as a bedroom, an entrance of 7.71 m2, a living room of 27 M2, a kitchen of 14 M2, a bedroom of 15.50 m2, a bathroom of 5.84M2 and a WC of 2m2. A storeroom and the wine cellar are also located on this level.

The swimming pool: you access the swimming pool from the ground floor of the house, it is surrounded by a composite terrace of 100 M2. Built in 2021, it is heated and closes with its electric roller shutter.

The house: built in 2014, it meets RT 2012 standards.

The land: a second garage of 20 M2 is located on the land which is entirely enclosed.

Collective sanitation up to standards.

Virtual tour available on request.

A property with great amenities to visit!!!! Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,00% TTC du prix hors honoraires.
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 828959

Property type Contemporary house

Year of construction 2012

Exposure South

View Vue sur Jardin, sur Piscine

SURFACES

Living space 238 m²

Living room surface 35 m²

Land surface 1793 m²

COMPOSITION

Number of rooms 10

Number of bedrooms 4

Number of bathrooms 1

Toilets count 2

Washrooms 2

Terrace 1

DPE/GES

DPE 72

GES 2

APPENDIX

Parking extérieur

Parking space 4

Garage 2

Videophone Non

SERVICES

Air conditioning Yes

Heater climatisation réversible

Heater pompe à chaleur

Kitchen équipée

Swimming-pool Yes



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