



House

SAINT PIERREVILLE (07)

135 000 €*

* Agency fees to be paid by the seller



107 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Saint Pierreville LARGE HOUSE of 107m² of living space - A LARGE GARAGE OF 169M² ON THE GROUND FLOOR - A SPACE OF 65M² TO BE DEVELOPED Spacious house on 2 levels offering numerous development possibilities. On the ground floor, you will discover a large space including a 169m² garage, with a large garage door as well as six small windows, bringing light to the room. A large courtyard closed by a gate, a green space in front and behind the house as well as a balcony in front of the house. Upstairs, a central corridor guides you to the different living rooms. You will find a kitchen of approximately 13.3 m², a living room of 13.2 m², an adjacent dining room of 14.3 m², as well as three large spacious bedrooms of approximately 12 m² each. A bathroom of approximately 7.3 m² and a separate toilet complete this floor. Modular spaces. Opposite the entrance, a large room of 65 m² is accessible through a door. This large space offers a multitude of design possibilities: You could create additional bedrooms, a games room, a workshop, a work space, a treatment room, or any other room according to your desires. The house is heated by central heating powered by an oil boiler by radiators, you can easily replace it with a heat pump and in your main residence you may be eligible for state aid (MaPrimeRénov). This spacious and versatile home is ready to accommodate you and your projects. The house is connected to mains drainage. St Pierreville is a small, dynamic village where you will find associations, businesses such as a grocery store, a bakery, a butcher/delicatessen, a tobacconist, bar and restaurants but also doctors, nurses, psychologists and other practitioners. In addition, St Pierreville is the birthplace of Ardelaine SCOP, created 40 years ago, it employs 50 people all year round. In this place you will find a shop selling items made from sheep's wool (sweaters, mattresses, pillows, knitting wool, etc.), a café-bookstore, a restaurant. St Pierreville is a charming hamlet located at approximately 600m altitude, it has its primary school, a school bus allows middle school students to reach the St Sauveur de Montagut college located 20mm away, but also high school students to reach the Cheylard high school. St Pierreville is 45 minutes from Privas, 50 minutes from Aubenas, 1h05 from Valence and 55 minutes from a motorway entrance/exit. A short distance away you can enjoy the freshness of some rivers such as the Glueyre or the Veyruègne. Do not hesitate to contact me by phone (06 87 41 48 31), SMS, WhatsApp or email (dominique.dejours@capifrance.fr) Les honoraires sont à la charge du vendeur.

Logement à consommation énergétique excessive : classe F

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!



Dominique DEJOURS

SAINT-SAUVEUR-DE-MONTAGUT (07190)

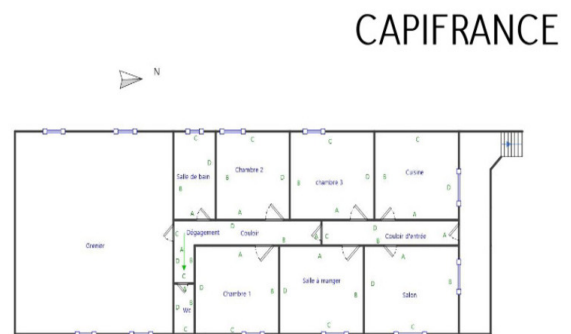
Agent

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LE BIEN EN IMAGES



CAPIFRANCE



DETAILS

GENERAL

Reference 833260

Property type House

SURFACES

Living space 107 m²

Living room surface 13 m²

Land surface 259 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 3

Number of bathrooms 1

Toilets count 1

DPE/GES

DPE 284

GES 89

APPENDIX

Parking extérieur

Parking space 1

Garage 1

Videophone Non

SERVICES

Heater fuel



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