



idée redécoration moderne

## Renovated house

MONTADY (34)

**255 000 €\***

\* Agency fees to be paid by the seller



91 m<sup>2</sup>



4 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

Exclusive to CAPIFRANCE, **\*\*Your future family home awaits you in Montady!\*\*** Welcome to your next cozy nest, ideally located in Montady, a popular location for families wanting a harmonious life between city and nature. This renovated house of 91 m<sup>2</sup> on a plot of 237 m<sup>2</sup> is the perfect place to write new chapters of family happiness. **\*\*Living in harmony with nature\*\*** Imagine yourself enjoying moments of conviviality in the bright living room, bathed in natural light and opening onto a green garden. This corner of paradise will become the scene of precious family memories: from summer barbecues to wild games of hide and seek, every moment will be imbued with magic. **\*\*A space to grow together\*\*** Upstairs, three spacious bedrooms offer each member of the family their own cozy cocoon. Whether it's nighttime daydreams or lively games between siblings, everyone will find their place in this warm and secure space. And even if the little worries of daily life arise, the garden and the garage offer a space of freedom and creativity for everyone. **\*\*The comfort of modernity without the constraints\*\*** Leave the worries of the work behind: this house benefited from a complete renovation in 2019, thus offering a modern and functional cocoon. From electricity to insulation and reversible air conditioning, everything has been designed for your comfort and well-being. No more need to compromise between the charm of the old and the advantages of the new: here, you have the best of both worlds. **\*\*A life of convenience within your reach\*\*** Located close to shops, public transportation and medical services, this home offers you the luxury of everyday convenience. No more endless shopping or tiring journeys: here, everything is within reach, to simplify your life and allow you to fully enjoy every moment with your family. Don't miss the opportunity to create your haven of peace. This house is waiting for you to write the next chapters of your family history. Don't miss this unique opportunity to turn your dreams into reality. Contact us now to organize a visit and let yourself be seduced by the charm of Montady and this house which is waiting for you! Solange: 06 71 86 95 08 or Dorothée: 06 19 48 27 71 #RenovatedHouse #3Bedrooms #Garage #Garden #ModernKitchen #CompleteRenovation #Family #Spacious #Barbecues #ModernComfort

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](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 ..... 833644

Property type ..... Renovated house

Year of construction ..... 1971

Exposure ..... South

View ..... Vue sur Jardin, sur Village

### SURFACES

Living space ..... 91 m<sup>2</sup>

Living room surface ..... 29 m<sup>2</sup>

Land surface ..... 237 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 4

Number of bedrooms ..... 3

Number of bathrooms ..... 1

Toilets count ..... 2

Washrooms ..... 1

### DPE/GES

DPE ..... 200

GES ..... 6

### APPENDIX

Parking ..... extérieur

Parking space ..... 1

Garage ..... 1

Videophone ..... Non

### SERVICES

Air conditioning ..... Yes

Heater ..... électricité économique

Heater ..... climatisation réversible

Kitchen ..... aménagée

Interpcom ..... Yes



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SAS au capital de 100.000 euros

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