



Contemporary house

ORLEANS (45)

885 000 €\*

\* Agency fees to be paid by the seller



257 m<sup>2</sup>



8 pièce(s)



6 chambre(s)

## PROPERTY DESCRIPTION

OLIVET CENTRE, RARE for sale in a quiet and popular residential area, 2 minutes from the banks of the Loiret and 10 minutes from Orléans Centre, superb spacious and bright Architect's house nestled in the heart of an enclosed garden with trees and , out of sight. Completely revisited by an architect, the living spaces in mineral colors are bathed in light and offer quality services. The reception hall leads to a living room with panoramic fireplace followed by the living room opening onto the equipped and fitted family kitchen. The ground floor also offers a master suite with its private terrace and a guest bedroom with its bathroom. Upstairs, a mezzanine with its reading corner leads to four large bedrooms, one with a terrace, a bathroom and separate toilet. A garage completes the property. Ideally located: close to amenities, tram, bus and shops, this property is a true haven of peace where you will enjoy recharging your batteries while being close to the heart of the city. Falling for something !

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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ORLEANS

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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 844508

Property type ..... Contemporary house

Year of construction ..... 2013

Exposure ..... S-W

View ..... Vue sur Jardin

### SURFACES

Living space ..... 257 m²

Surface Carrez Law ..... 235 m²

Living room surface ..... 65 m²

Land surface ..... 1000 m²

### COMPOSITION

Number of rooms ..... 8

Number of bedrooms ..... 6

Number of bathrooms ..... 2

Toilets count ..... 2

Washrooms ..... 1

Balcony ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 100

GES ..... 3

### APPENDIX

Parking ..... couvert

Parking space ..... 3

Garage ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... bois

Kitchen ..... aménagée

Swimming-pool ..... Yes



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