



House

ORLEANS (45)

549 000 €\*

\* Agency fees to be paid by the seller



189 m<sup>2</sup>



7 pièce(s)



5 chambre(s)

## PROPERTY DESCRIPTION

ORLEANS center, very pretty family bourgeois house renovated with respect for the old and distributed over 3 levels: beautiful volumes, lots of character: Hungarian point parquet, picture rails, fireplaces.

On the ground floor: beautiful entrance hall, living-dining room of 35 m<sup>2</sup> with fireplace, stained glass, large windows. Open kitchen with small veranda used as a lunch area opening onto a small inner courtyard not overlooked.

On the 1st floor, large landing, 2 bedrooms, bathroom.

2nd floor: 2 bedrooms, shower room.

3rd floor: large games room-library.

Large vaulted cellar. Ideally located, heart of town and near Notre Dame de Recouvrance and the banks of the Loire. Transport, schools and shops on foot. Lots of charm, some refreshments to be expected, favorite. 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!



**Nathalie TILLAY**

**ORLEANS (45000)**

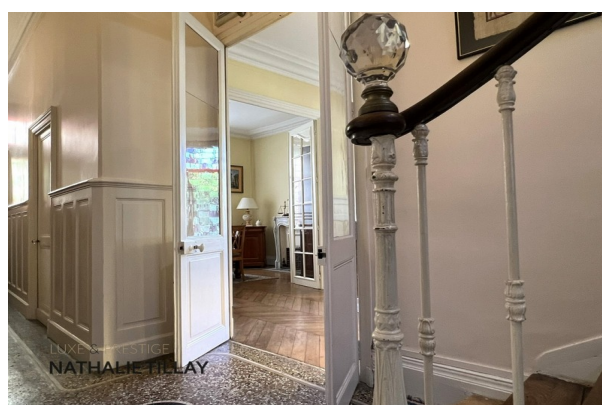
Agent

RSAC : 789 665 635 00015

Courts service city :  
ORLEANS

**(+33)6 77 25 53 43**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 835711  
Property type ..... House  
Year of construction ..... 1850  
Exposure ..... E-W

### SURFACES

Living space ..... 189 m²  
Surface Carrez Law ..... 189 m²  
Living room surface ..... 14 m²  
Land surface ..... 125 m²

### COMPOSITION

Number of rooms ..... 7  
Number of bedrooms ..... 5  
Number of bathrooms ..... 1  
Toilets count ..... 2  
Washrooms ..... 1  
Terrace ..... 1

### DPE/GES

DPE ..... 344  
GES ..... 60

### APPENDIX

Parking space ..... 0  
Cellar ..... 1  
Videophone ..... Non

### SERVICES

Heater ..... gaz  
Kitchen ..... aménagée



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SAS au capital de 100.000 euros

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