



House

NEUVILLE DE POITOU (86)

180 000 €



95 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Located in the town of NEUVILLE DE POITOU, Capifrance presents this house, with a basement, on a large plot of 2,800 m² (rare in the area!) House from the 70s comprising 4 main living rooms including 2 bedrooms upstairs and one in the basement. A large courtyard at the front, set back from the street, serves the house, the garden and the outbuildings. Access to the living rooms is via the outdoor balcony or the basement. Upstairs, you will find a kitchen, a very bright living room of 31 m² with its fireplace and its balcony overlooking the back of the house, a hallway which leads to 2 bedrooms, the shower room and the WC. Access to the attic is via a ladder at the end of the corridor. The attic can be converted so there is the possibility of increasing the living area on an additional level. In the basement, a large laundry room and summer kitchen, a boiler room, a room that can be used as a 3rd bedroom or office, toilets, a storage room, a workshop with pit and a garage (for parking) with its buried cellar. The land includes, at the front, the courtyard part with access path to the house and the basement, an outbuilding on the side of the house of 70 m² for parking, storage or DIY and, on the At the back, a large garden of approximately 1,600 m² ideal for animals, a vegetable patch or an orchard. Recent frames (2019 and 2020) City gas heating. Work to bring it up to date and up to standard (including sanitation) to be planned. Only at CAPIFRANCE, I remain open to inter-agency. Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,88% 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.

**** 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!



Jérôme ROULET

**NEUVILLE-DE-POITOU
(86170)**

Agent

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POITIERS

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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 835715

Property type House

Year of construction 1972

Exposure S-E

View Vue dégagée, sur Jardin, sur Village

SURFACES

Living space 95 m²

Living room surface 31 m²

Land surface 2769 m²

COMPOSITION

Number of rooms 4

Number of bedrooms 3

Toilets count 2

Washrooms 1

Balcony 1

Terrace 1

DPE/GES

DPE 301

GES 50

APPENDIX

Parking couvert

Parking space 2

Garage 1

Cellar 1

Videophone Non

SERVICES

Heater gaz

Kitchen aménagée

Interpcom Yes



CAPIFRANCE
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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