

## Town house

SAINT GAULTIER (36)

**99 000 €\***

\* Agency fees to be paid by the seller



128 m<sup>2</sup>



9 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

Located in the heart of St Gaultier in a quiet street while being close to shops (Friday morning market, bank, tobacconist, press, bakery), as well as a medical office, a veterinary office, a pharmacy, a supermarket, school and college 5 minutes away on foot as well as the green hiking route going to Le Blanc (33 km), this house is just waiting for you. I offer you a bright town house, with on the ground floor: - 1 living room of approximately 22 m<sup>2</sup> with fireplace, - 1 equipped kitchen opening onto the terrace, - 1 bathroom water with WC. You will find on the 1st floor a first space serving: - 2 large bedrooms with fireplace, - 1 bathroom with WC. On the 2nd floor, a second sleeping area offering: - 2 beautiful additional bedrooms and - 1 office with roof window. This house also has a beautiful vaulted cellar in which there is a gas boiler, currently fully heating the house. The Advantages: - Quiet location and environment - Good insulation of the house - Sanitation connected to the municipal network - Electricity redone, - Recent window with SOMFY electric shutter. Do not hesitate to contact me, I will welcome you with pleasure! Virtual Tour Available Les honoraires sont à la charge du vendeur.

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!



**Emilie LAVERDAN**

**LA-PEROUILLE (36350)**

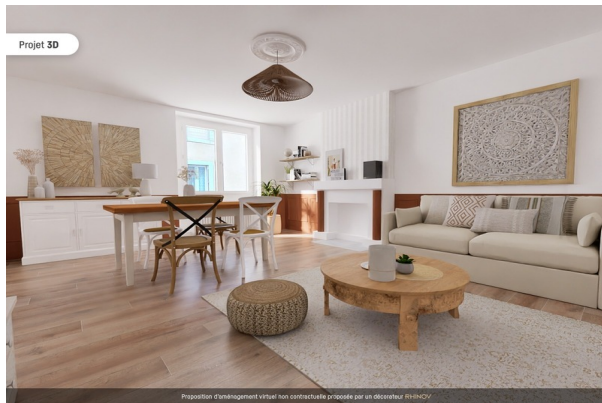
Agent

RSAC : 910 643 535 00016

Courts service city :  
CHATEAUROUX

**(+33)6 43 55 91 74**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 836020

Property type ..... Town house

View ..... Vue sur Jardin, sur Ville

### SURFACES

Living space ..... 128 m<sup>2</sup>

Living room surface ..... 22 m<sup>2</sup>

Land surface ..... 222 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 9

Number of bedrooms ..... 4

Number of bathrooms ..... 1

Toilets count ..... 2

Washrooms ..... 1

### DPE/GES

DPE ..... 121

GES ..... 25

### APPENDIX

Parking space ..... 0

Videophone ..... Non

### SERVICES

Heater ..... gaz

Kitchen ..... aménagée



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639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
CS 70058 34 473 Pérols Cedex  
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