



## House

LIVERDUN (54)

**299 000 €\***

\* Agency fees to be paid by the seller



128 m<sup>2</sup>



6 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

CLASS A ECOLOGICAL HOUSE, MODERN AND RECENT (2013), 128M2 TURNKEY ON THE LIVERDUN PLATEAU Welcome to your future home, a very qualitative residence combining modern comfort, elegance and remarkable energy performance. Located on the popular Liverdun plateau, this 128m2 house offers a peaceful life close to all amenities easily accessible on foot such as the school, shops, multi-sports hall and even the bus stop. MAIN FEATURES: - Surface area: 128m2 of living space, carefully furnished and distributed into 6 rooms on two levels. - Beautiful welcoming entrance - Spacious living room: a generous open living room of 43m2, perfect for bringing together family and friends. - Cellar and two cupboards (including an under-staircase) for even more practical storage indoors - Bathroom with laundry area - One toilet per floor - Elegant bedrooms: 3 bedrooms, two of which are on one level, ensuring practicality and accessibility, privacy and comfort. - Office space: ready to accommodate your professional or studio activities. - Master bedroom: spacious and bright, with discreet, practical and illuminated storage space as well as a pre-equipped shower area, ready to be personalized. OPTIMAL KITCHEN - High-end equipment: enjoy a kitchen equipped with high-end equipment for refined culinary moments. - Quality appliances: everything is planned for cooking enthusiasts. ECOLOGICAL AND COMFORTABLE EQUIPMENT: - Class A house in energy expenditure - Wooden frame lined inside and out - THERMOR High Performance Thermodynamic Tank: installed in April 2023, guaranteeing optimal energy management. - Latest generation softener: installed in April 2023, ensuring exceptional water quality. - Pellet stove: gentle heat and energy savings. - Reversible air conditioning: thermal comfort guaranteed in all seasons. WELCOMING AND PLEASANT OUTDOOR SPACES: - Slab terrace with pergola: perfect for your moments of relaxation and summer meals with family or friends. - Flat garden: a neat green space with play area and above-ground swimming pool. - 16m2 workshop: accessible from the terrace or the street side driveway, a versatile space for your passions and storage. SALE PRICE = €299,000 AGENCY FEES INCLUDED Ready to embrace your new life? An idyllic living environment awaits you on the Liverdun plateau! Contact me now to arrange a visit and discover the excellence of this turnkey house in this beautiful residential area! FULL VIRTUAL TOUR AVAILABLE UPON REQUEST.

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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Agent

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 837516  
Property type ..... House  
Year of construction ..... 2013

### SURFACES

Living space ..... 128 m<sup>2</sup>  
Living room surface ..... 43 m<sup>2</sup>  
Land surface ..... 462 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 6  
Number of bedrooms ..... 3  
Number of bathrooms ..... 1  
Toilets count ..... 2

### DPE/GES

DPE ..... 46  
GES ..... 1

### APPENDIX

Parking ..... extérieur  
Parking space ..... 3  
Videophone ..... Non

### SERVICES

Air conditioning ..... Yes  
Heater ..... électricité  
Heater ..... climatisation réversible  
Heater ..... pompe à chaleur  
Heater ..... granules  
Kitchen ..... américaine