



House with character

NEVIAN (11)

399 000 €*

* Agency fees to be paid by the seller



200 m²



6 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

*** Video available on my website "Violaine Engels Capifrance" *** This magnificent 200 m² property offers an exceptional living environment with five spacious bedrooms and two bathrooms. Two bedrooms are located on the ground floor, ideal for everyday living. Enjoy a large living space including a living room of 41 m² and a separate and fully equipped kitchen of 17 m². The rooms offer generous areas ranging from 14 to 19 m², guaranteeing comfort and privacy for the whole family. Amenities include a large 30 m² garage and a 30 m² workshop above the garage, offering additional development possibilities. In addition, the attic can also be converted according to your needs. For your comfort, the house is equipped with reversible air conditioning and a wood stove in the living room, ensuring a pleasant temperature in all seasons. Enjoy the summer in your own swimming pool, surrounded by a 1,400 m² garden, offering space and tranquility. Located in a non-flood zone, the property offers you additional peace of mind regarding security. Don't miss the opportunity to acquire this exceptional house, offering comfort, space and light in an idyllic setting. Contact me now for a visit!

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.

** 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!



Violaine ENGELS

PEPIEUX (11700)

Agent

RSAC : 910 882 687 00015

Courts service city :
CARCASSONNE

(+33)6 20 04 27 06

LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 838494

Property type House with character

Year of construction 1986

Exposure TRAVERSANT

View Vue sur Jardin, sur Piscine

SURFACES

Living space 200 m²

Living room surface 41 m²

Land surface 1404 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 5

Number of bathrooms 1

Toilets count 2

Washrooms 1

Terrace 1

DPE/GES

DPE 133

GES 4

APPENDIX

Parking extérieur

Parking space 3

Garage 1

Cellar 1

Videophone Non

SERVICES

Air conditioning Yes

Heater électricité

Heater climatisation réversible

Heater bois

Kitchen aménagée

Swimming-pool Yes

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