



Property

PITHIVIERS (45)

460 000 €*

* Agency fees to be paid by the seller



240 m²



8 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

Marc BAJEUX invites you to come and discover in Yèvre la Ville, a rural town in Loiret located less than 100 km from PARIS and 7 km from PHITIVIERS (source MAPPY) this beautiful and large 240 m² stone residence.

On the ground floor, the entrance opens onto a superb extremely bright cathedral living room, a very large kitchen with top-of-the-range equipment and two suites with shower room and dressing room.

The large living room and the kitchen both have direct access to a beautiful terrace; ideal place for a summer meal in the garden! A fireplace will enchant your winter evenings. The materials used (stones, beams, floor tiles) provide a warm atmosphere.

The kitchen is functional, bright and very spacious.

The two suites that complete the ground floor offer beautiful surfaces. (25 and 30 m²).

On the first floor, there are 3 bedrooms, a bathroom and a magnificent cathedral mezzanine.

The rooms are charming and bright. Waking up with the lovely view offered by the garden will be a great pleasure.

The heating of this beautiful residence is produced thanks to a pellet boiler (BIOCOM GUNTAMATIC) installed in 2015, the double-glazed windows (ART AND WINDOWS) changed in 2014 are of high quality.

The insulation of the floor and the cathedral living room, redone respectively in 2018 and 2020 will contribute to energy savings.

The whole will contribute to the comfort of life both in summer and winter.

A beautiful vaulted cellar will delight wine lovers.

Outside, a beautiful barn in excellent condition can be fitted out or used in various ways (workshops, reception room, creation of guest rooms, storage, garages, etc.)

The magnificent enclosed and flat land of 4908m² gives direct access to a pretty river. It can offer you a vegetable garden, be a real playground for children, or simply a calm and serene haven of peace.

A chalet equipped with electricity allows the installation of a jacuzzi and a small outbuilding with integrated barbecue will enchant your summer days and evenings.

It should be noted that the whole (house, outbuildings and land) is in excellent condition and that the land allows the installation of a well-exposed swimming pool. You wish to obtain more information or quite simply to organize a visit, do not hesitate to contact me!!! Les honoraires sont à la charge du vendeur.

Le Diagnostic de Performance Energétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

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!



Marc BAJEUX

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 837887

Property type Property

Year of construction 1900

View Vue sur Jardin, sur Rivière

SURFACES

Living space 240 m²

Living room surface 50 m²

Land surface 4908 m²

COMPOSITION

Number of rooms 8

Number of bedrooms 5

Number of bathrooms 2

Toilets count 3

Washrooms 1

Terrace 1

DPE/GES

DPE 147

GES 1

APPENDIX

Parking extérieur

Parking space 10

Cellar 1

Videophone Non

SERVICES

Heater granules

Kitchen aménagée



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