

## House

LONGCHAMP SUR AUJON (10)

**119 600 €\***

\* Agency fees to be paid by the seller



145 m<sup>2</sup>



5 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

EXCLUSIVE in the village of LONGCHAMP SUR AUJON, located 30 minutes away. from CHAUMONT (52000), 15MIN. from BAR SUR AUBE, 5min. from COLOMBEY LES 2 CHURCHES and 5 MIN. from the motorway going towards TROYES (45MIN.), DIJON (1H) and PARIS (2H30), I suggest you discover: - This house of approximately 145m<sup>2</sup> of living space which will, after some renovation work, provide you with everything you need you will need to accommodate your family. - Composed on the Ground Floor of a kitchen, a living room and a dining room as well as a bathroom and a separate toilet. Upstairs 3 bedrooms of 17.40m<sup>2</sup>, 27.80m<sup>2</sup> and 20.30m<sup>2</sup> and also 1 additional room (not currently included in the living space) of 30m<sup>2</sup> now transformed into a games room. You can also benefit from an attic for any storage. - On the outbuildings side, you will also have a pretty 18m<sup>2</sup> vaulted stone cellar, ideal for storing your preserves, jars and wines. A woodshed (closed barn) of approximately 30m<sup>2</sup> and also a large garage of 30m<sup>2</sup> with several windows and doors (which could certainly, after authorization, be transformed into a gîte or guest room) - The house also has a garden which will meet your expectations if you wish to create a vegetable garden or a small orchard. - The advantages of this house: the joinery has been replaced by double glazing, and electric roller shutters are also present. The village is very pleasant and sought after, close to primary schools 5 minutes away. in the town of CLAIRVAUX and LES FORGES SAINT BERNARD and middle school and high school are in BAR SUR AUBE with bus stop in the village. Contact me quickly because this house with great potential and at this price is likely to interest a lot of people. 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!



**François HOWARD**

**PALAU-DEL-VIDRE  
(66690)**

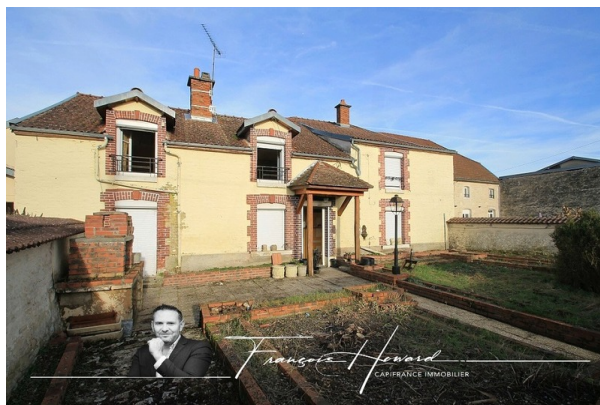
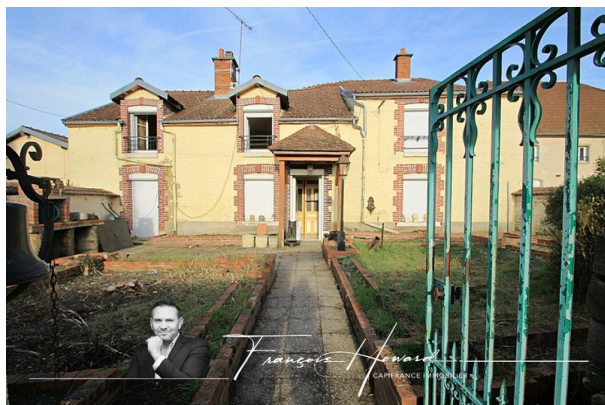
Agent

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Courts service city :  
PERPIGNAN

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 839874

Property type ..... House

View ..... Vue sur Jardin

### SURFACES

Living space ..... 145 m²

Land surface ..... 673 m²

### COMPOSITION

Number of rooms ..... 5

Number of bedrooms ..... 3

Toilets count ..... 1

Washrooms ..... 1

### APPENDIX

Parking ..... couvert

Parking space ..... 1

Garage ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Kitchen ..... coin cuisine



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SAS au capital de 100.000 euros

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