



## House

SAINT TRIVIER DE COURTES (01)

**148 000 €\***

\* Agency fees to be paid by the seller



123 m<sup>2</sup>



5 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

This property in Saint-Trivier-de-Courtes offers you a PLEASANT living environment with its many assets and services NEARBY. It has an IDEAL location: located a stone's throw from the village's shops, schools, college and medical facilities. The car stays in the garage! The villa is located on a beautiful plot of 1153 m<sup>2</sup>, enclosed and wooded, providing a green living environment. The rooms are spacious and bright, including a 15 m<sup>2</sup> kitchen and a 45 m<sup>2</sup> living room. The sleeping area includes three bedrooms, one of which is over 15 m<sup>2</sup>. Practical and functional, the complete basement provides you with two cellars, a workshop, a laundry room and a 41 m<sup>2</sup> garage, enough to satisfy your needs. The house is equipped with a water softener and an insert, providing additional comfort. It can be connected to optical fiber. The presence of small outbuildings in the garden adds a practical dimension to the property. You have the possibility of acquiring additional non-adjointing agricultural land. In summary, this property offers a comfortable and practical living environment, with its generous spaces, and IMMEDIATE proximity to services. . Fees are the responsibility of the seller. Housing with excessive energy consumption: class F

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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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 839846

Property type ..... House

Year of construction ..... 1965

Exposure ..... E-W

### SURFACES

Living space ..... 123 m²

Living room surface ..... 22 m²

Land surface ..... 1153 m²

### COMPOSITION

Number of rooms ..... 5

Number of bedrooms ..... 3

Number of bathrooms ..... 1

Toilets count ..... 1

Balcony ..... 1

### DPE/GES

DPE ..... 360

GES ..... 70

### APPENDIX

Parking ..... extérieur

Parking space ..... 1

Garage ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... bois

Heater ..... fuel

Kitchen ..... aménagée