



House

LES OLLIERES SUR EYRIEUX (07)

290 000 €*

* Agency fees to be paid by the seller



109 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Beautiful exposure, open view and close to the main amenities (shops, schools, health, etc.) Beautiful house very well maintained by its owners. Composed of a modern and equipped kitchen, very bright thanks to its 2 large windows, it is separated from the 30m² living room/living room where there is a pretty closed fireplace which allows you to heat the house, from the living room/living room you can access thanks to 2 French windows to a terrace of approximately 18m² to enjoy the sun and the view. The house also has central heating and reversible air conditioning in the living room. Finally you will find 3 bedrooms (10 to 13m²) with built-in cupboards, a bathroom in excellent condition with a shower and a bathtub and a separate toilet. The house consists of a large garage of approximately 37m² in which you will also find a laundry area and a layout for a summer kitchen. On this ground floor, a bright room of approximately 14.5m² opening onto a pretty terrace, ideal for sunny days, a wrought iron pergola is placed on the paved terrace. The exteriors are well maintained, small stone terraces, wrought iron fences, trees, rose bushes, succulents, etc. Heating: Closed fireplace Reversible air conditioning in the living room Double glazing Electric roller shutters Crawl space Walls and attic isolated The house is located in the town of Ollières/Eyrieux, close to all amenities (shops, healthcare), nursery, primary school, middle school 5 km away, Privas or Cheylard high school (with a school bus). Valencia accessible in less than 40 minutes, Privas in 25 minutes and motorway entrances/exits accessible in 25 minutes. A bus allows you to reach Valence 5 times/day in one direction or the other and from there the Valence city station then Valence TGV by a TER from the Valence city station or from Beauchastel, which will allow you to take a train to many destinations throughout France (Marseille, Lyon, Avignon, Lille, Grenoble, etc.) Paris will only be 3 hours from home. Nearby, you can indulge in leisure activities such as cycling, walking or hiking on the Dolce Via or many other routes in the heart of the greenery and the green and wild countryside. Beautiful rivers dot the countryside such as the Eyrieux, the Glueyre, the Dunière or the Auzène, where you can cool off or practice fishing or even practice canoeing on the Eyrieux. 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.

** 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 840915

Property type House

Year of construction 1983

SURFACES

Living space 109 m²

Living room surface 30 m²

Land surface 1523 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 3

Number of bathrooms 1

Toilets count 1

DPE/GES

DPE 242

GES 7

APPENDIX

Parking extérieur

Parking space 3

Garage 1

Videophone Non

SERVICES

Air conditioning Yes

Heater électricité

Heater climatisation réversible

Kitchen aménagée