



## House

VILLEDIEU LES POELES (50)

**319 000 €**



169 m<sup>2</sup>



7 pièce(s)



5 chambre(s)

## PROPERTY DESCRIPTION

Exclusively, I invite you to come and discover this rare house for sale due to the quality of its construction, the area of the rooms and its good distribution. Located in Villedieu-les-Poêles, capital of copper, this house from the early 70s is close to shops, schools, public transport, the train station (Paris-Granville axis) and the A84; The ground floor allows a life on one level thanks to its beautiful entrance serving a large living room facing South-West with its fireplace and its 3 large bay windows giving access to the terrace and the garden, a large fitted kitchen and furnished, 3 bedrooms, a separate WC and a bathroom. Head upstairs where 2 beautiful bedrooms, 1 bathroom, 1 separate toilet and convertible attic space complete this level. The vast basement, with its double garage, its laundry-boiler room, its wine cellar, its workshop and its heated games room, offers you great possibilities for development. The enclosed, tree-lined and perfectly maintained grounds of 2565 m<sup>2</sup> have a double entrance with a gate (south entrance/north entrance). Without vis-à-vis, calm and serenity reign supreme! Don't hesitate any longer to contact me to visit this house in perfect condition in order to make your purchase project a reality! Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,59% TTC du prix hors honoraires.

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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COUTANCES

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 842455  
Property type ..... House  
Year of construction ..... 1970  
Exposure ..... S-W  
View ..... Vue sur Jardin

### SURFACES

Living space ..... 169 m²  
Living room surface ..... 40 m²  
Land surface ..... 2565 m²

### COMPOSITION

Number of rooms ..... 7  
Number of bedrooms ..... 5  
Number of bathrooms ..... 2  
Toilets count ..... 2

### DPE/GES

DPE ..... 286  
GES ..... 62

### APPENDIX

Parking ..... extérieur  
Parking space ..... 6  
Garage ..... 1  
Cellar ..... 1  
Videophone ..... Non

### SERVICES

Heater ..... gaz  
Kitchen ..... aménagée



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SAS au capital de 100.000 euros

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