



Village house

GAGNAC SUR CERE (46)

108 000 €



123 m²



4 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

Gagnac-sur-Cère, Pretty village house 123 m² from the 17th century! Come and discover all the charm of this village house including a beautiful living space of more than 67 m² including the living room and the kitchen. A place where noble materials are essential! The colors are warm, pleasant and give clarity to this stone and half-timbered house. The Ground Floor also consists of a room that can be used as an office, a laundry room, a bathroom and a WC. You access the first floor by a modern staircase leading to a landing of 10 m² which can be used as an office which is fitted out in the same state of mind, two beautiful bedrooms and an 8m² room, all in perfect condition. The village made up of stone houses is nestled against its church and its town hall, on a slight height. The place is peaceful and the fact that the house is set back from the main axis of the small town with very little traffic ensures calm. If a few basic products are on site, shops and services are 3 kilometers away. The Cère river, which has its source under the Plomb du Cantal (Lioran station), flows at 200 m. Don't hesitate to contact me to schedule a visit!

Les honoraires d'agence sont à la charge de l'acquéreur, soit 9,09% TTC du prix hors honoraires.

Le Diagnostic de Performance Énergétique(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](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 844844

Property type Village house

Year of construction 1707

Exposure N-W

View Vue sur Village

SURFACES

Living space 123 m²

Living room surface 37 m²

COMPOSITION

Number of rooms 4

Number of bedrooms 2

Toilets count 1

Washrooms 1

DPE/GES

DPE 241

GES 7

APPENDIX

Parking garage

Garage 1

Videophone Non

SERVICES

Heater électricité économique

Kitchen aménagée



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