



Bourgeois house

BINIC (22)

1 220 000 €



259 m²



10 pièce(s)



8 chambre(s)

PROPERTY DESCRIPTION

EXCLUSIVE! BINIC. A 5-minute walk from La Branche beach, Binic's many restaurants, shops and amenities. Large mansion from 1906 in pink sandstone, with an area of approximately 260 m², 11 rooms, on enclosed grounds of more than 4000 m².

THE DAY SPACE:

Bright, with solid parquet flooring, with high ceilings, consists of a large entrance hall; a kitchen of more than 15m²; on 48m² a dining room open to a living room; a big office ; a toilet.

THE SLEEPING CORNER:

Upstairs, parquet floor, large landing; 4 large bedrooms all with a water point;

On the upper floor, still on parquet floors, large landing; 4 other large bedrooms; a bathroom.

Between these 2 levels: 1 independent WC.

GARDEN SIDE:

Land of more than 4000 m²; Garage ; portal ; Full basement of 77m².

THE ADVANTAGE OF THIS HOUSE:

Its highly sought-after location and rare for sale. **WORK TO BE PLANNED:** Upgrading to energy standards (electricity, insulation, frames); layout (kitchen and bathrooms); embellishment (wall and ceiling covering).

Come discover !! Immersive tour available on request!

Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,72% TTC du prix hors honoraires.

Logement à consommation énergétique excessive : classe G

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 844957

Property type Bourgeois house

Year of construction 1906

SURFACES

Living space 259 m²

Living room surface 48 m²

Land surface 4401 m²

COMPOSITION

Number of rooms 10

Number of bedrooms 8

Number of bathrooms 2

DPE/GES

DPE 475

GES 142

APPENDIX

Parking extérieur

Parking space 4

Videophone Non



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle