



## House

SCORBE CLAIRVAUX (86)

**196 000 €**



91 m<sup>2</sup>



4 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

Located in the dynamic town of Scorbe-Clairvaux (TGV access 15 minutes, motorway 12 minutes) I invite you to discover this pavilion, on a semi-buried basement, very well maintained and furnished up to date. All on one level, you will find the following rooms: a fitted and equipped kitchen, a bright living room, 3 beautiful bedrooms, 1 large hallway with cupboards, 1 bathroom with shower and separate WC. The basement includes a laundry area (with softener), a workshop area, a storage room (cellar) and a space for parking 2 vehicles (motorized garage door.) Possibility of making a 4th bedroom in the basement. The land of almost 1,000 m<sup>2</sup> is completely enclosed (motorized gate) and nicely planted with trees and landscaped with a space for the vegetable garden (well for watering) and a terrace at the front of the house to enjoy the beautiful days. The house is located in a quiet location, without overlooking or busy and noisy roads nearby. Dynamic commune (around twenty associations) with medical office and pharmacy. Nursery and primary school, school bus for middle and high school. Access to services and 1st shops (bakery, press house with its grocery store, market on Tuesday morning) on foot from the house. Very well maintained house, all you have to do is pack your bags! Would you like to know more? I am waiting to discuss with you your project and the beautiful assets of this house. Only at CAPIFRANCE, I remain open to inter-agency. Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,95% 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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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 845030

Property type ..... House

Year of construction ..... 1979

Exposure ..... West

View ..... Vue sur Jardin, sur Village

### SURFACES

Living space ..... 91 m²

Living room surface ..... 25 m²

Land surface ..... 992 m²

### COMPOSITION

Number of rooms ..... 4

Number of bedrooms ..... 3

Toilets count ..... 1

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 185

GES ..... 6

### APPENDIX

Parking ..... couvert

Parking space ..... 1

Garage ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... électricité

Kitchen ..... aménagée