



House

BUZANCY (08)

145 000 €*

* Agency fees to be paid by the seller



146 m²



6 pièce(s)

PROPERTY DESCRIPTION

Your real estate sales agent Stéphan Henriet is delighted to present to you this magnificent old house, an authentic type 6 farmhouse, with a living area of 146 m². It is composed on the ground floor of a living room, a dining room, an office and a fitted kitchen. Upstairs, three spacious bedrooms, a laundry room and a bathroom. On the garden level, a boiler room workshop, a barn garage, an attic and a cellar. The house is on a plot of 2023 m². Offering a harmonious blend of traditional character and modern comfort, this spacious property will seduce you with its many assets. Equipment and advantages: • Central radiator heating controlled by a mixed wood and fuel boiler for reduced costs • Double glazing and insulated roof • Water supply system with softener • Spacious barn of 135.58 m² with possibility of storage or extension of the house • Wooded and enclosed garden not overlooked, with a garden shed Environment and amenities: Nestled in a small peaceful village, this property offers a living environment combining tranquility and serenity. While being close to nature, you will also benefit from the proximity of all the amenities offered by the village of Buzancy (08), just a few kilometers away. You will find supermarkets, shops, doctors, a pharmacy, La Poste, a campsite, and much more. In addition, the village of Buzancy is renowned for its numerous events and festivities, including the famous FestiBuz, a music festival appreciated throughout the region. Don't miss this unique opportunity to acquire this true haven of peace, where modern comfort and traditional charm combine harmoniously. Contact us today to arrange a viewing on 0769934264. Composition of the house: Living room: 14.01 m² Dining room: 16.00 m² Kitchen: 18.27 m² Cellar: 5.58 m² Office: 15.94 m² Shower room: 13.91 m² Linen room: 14.25 m² Bedroom 1: 15.82 m² Bedroom 2: 15.93 m² Bedroom 3: 18.15 m² Barn: 135.58 m² Boiler room workshop: 29.20 m² Attic: 37.51 m² Cellar: 18.40 m²

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!



Stéphan HENRIET

VOUZIERES (08400)

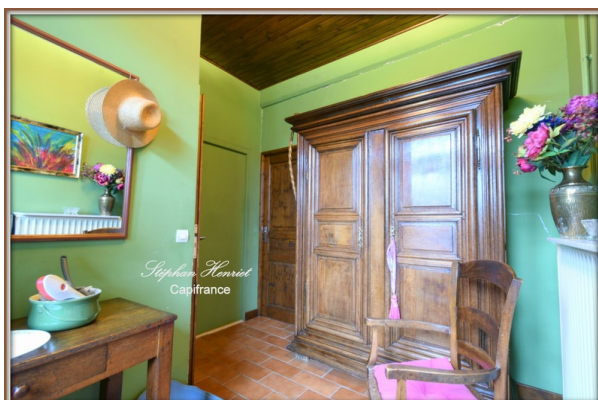
Agent

RSAC : 891 319 659 00019

Courts service city : SEDAN

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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 844408
Property type House
Year of construction 1910
Exposure West
View Vue sur Jardin, sur Village

SURFACES

Living space 146 m²
Land surface 2023 m²

COMPOSITION

Number of rooms 6

DPE/GES

DPE 329
GES 48

APPENDIX

Videophone Non



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
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