



Detached house

SAINT JEAN DE BRAYE (45)

349 000 €*

* Agency fees to be paid by the seller



200 m²



7 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

Saint Jean de Braye, bordering Orléans, old town house from 1950 with approximately 200m² of living space and 732m² of land. Located in a very quiet area, it has many advantages. On the ground floor, it opens onto an entrance area opening onto a bedroom, kitchen, a large living room, toilet, bathroom, summer kitchen, storage room, garage, cellar, large terrace equipped with a blind awning. Upstairs: a wing serves 2 large bedrooms, one of which adjoins a large terrace, a corridor and an attic upstairs; another wing serves a landing, toilet, a large bathroom, 2 bedrooms, one of which also has a large terrace overlooking the garden. Outside, a permanent area of around 20 m² is located at the back of the garden, knowing that vegetable gardening has long been the owner's passion! An additional independent entrance also opens onto the garden. In the basement, an old-fashioned vaulted cellar houses the Wiesmann city gas boiler from 2017 which supplies underfloor heating, as well as a water softener with filter. With its large volumes, this house offers numerous possibilities for a family wishing to live in a spacious home, while being close to all the services and equipment necessary for practical life within a 5-minute radius. 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](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 845195
Property type Detached house
Year of construction 1950
Exposure South
View Vue sur Jardin, sur Village

SURFACES

Living space 200 m²
Living room surface 30 m²
Land surface 732 m²

COMPOSITION

Number of rooms 7
Number of bedrooms 5
Number of bathrooms 2
Toilets count 2
Washrooms 2
Terrace 1

DPE/GES

DPE 207
GES 38

APPENDIX

Parking extérieur
Parking space 2
Cellar 1
Videophone Non

SERVICES

Heater bois
Kitchen aménagée