



House

SAULX LE DUC (21)

340 000 €*

* Agency fees to be paid by the seller



198 m²



8 pièce(s)



6 chambre(s)

PROPERTY DESCRIPTION

In the village of Saulx le Duc, near CEA Valduc, 25 minutes from Dijon Valmy, I offer you a house of 198m² on 2 levels and on beautiful land of 964m². A beautiful entrance leads to a large kitchen and a spacious living room. From this living room you will have access to a 21 m² terrace with a clear view. A bedroom, a laundry room, a toilet and a bathroom complete the ground floor. Upstairs, you will find 5 bedrooms, a bathroom, a toilet, and a hallway that can accommodate an office for example. If you wish to expand, an attic of approximately 80m² on the ground is available (insulation done and parquet floor). The basement consists of a garage of approximately 45m², a boiler room, a pantry, a room that could become a summer kitchen and an entrance giving access to the land. A vaulted cellar is also present with exterior access.

For any information, please contact me at 06.71.65.90.40 only. 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!



Frédéric RAOUL

IS-SUR-TILLE (21120)

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 847678
Property type House
Year of construction 1994
Exposure N-E / S-W
View Vue dégagée

SURFACES

Living space 198 m²
Living room surface 38 m²
Land surface 964 m²

COMPOSITION

Number of rooms 8
Number of bedrooms 6
Number of bathrooms 1
Toilets count 2
Washrooms 1
Terrace 1

DPE/GES

DPE 181
GES 54

APPENDIX

Parking extérieur
Parking space 1
Garage 1
Videophone Non

SERVICES

Heater fuel
Kitchen aménagée