



House

LAMBERSART (59)

269 000 €



102 m²



5 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

House without work in Lambersart, 4 bedrooms, garden, parking and garage. This semi-detached house, ideally located, a stone's throw from shops, schools and motorways, has been completely renovated and has a contemporary/modern facade. It offers on the ground floor a large entrance of 7m², functional with a large cloakroom, a bedroom on the garden side of almost 9m² as well as a large garage of 25m². On the first floor, the landing leads to a large living room of almost 34m², bright and crossing East-West. We then find the equipped kitchen, a beautiful dining room as well as an office space and a living room with a view of the garden. A separate WC and a laundry room complete this floor. On the second floor, the sleeping area with 3 additional bedrooms of respectively 8.6, 11.6 and 13.2 m² as well as a beautiful bathroom with double sink of 7m². Outside, at the rear of the house there is a pretty 75m² garden facing South-East, and in front there is a concrete parking space that can accommodate two vehicles in a row. On the technical side, the house has been insulated from the outside, it has an individual gas boiler as well as solar panels on the roof allowing the hot water tank to be heated. Its DPE C allows you to limit energy costs and settle in peacefully without any work to be planned. Do not hesitate to contact me for more information or if you would like to visit this favorite property! Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,46% 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.

**** 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!



Blanche LEFEUVRE

LILLE (59800)

Agent

RSAC : 891 566 697 00027

Courts service city : LILLE

(+33)6 51 48 06 48

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 848463

Property type House

Exposure TRAVERSANT E-W

View Vue sur Jardin, sur Ville

SURFACES

Living space 102 m²

Surface Carrez Law 101.85 m²

Living room surface 25 m²

Land surface 164 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 4

Number of bathrooms 1

Toilets count 1

Washrooms 2

DPE/GES

DPE 161

GES 21

APPENDIX

Parking extérieur

Parking space 2

Garage 1

Videophone Non

SERVICES

Heater gaz

Kitchen équipée

Interpcom Yes