



House

MOUXY (73)

890 000 €\*

\* Agency fees to be paid by the seller



257 m<sup>2</sup>



7 pièce(s)



5 chambre(s)

## PROPERTY DESCRIPTION

We are pleased to offer you this house of 243 m<sup>2</sup> (257 m<sup>2</sup> on the ground), including a gîte of more than 50 m<sup>2</sup>, in a dead end street.

It is located in a quiet area, a 5-minute walk from schools and local shops and 3 km from the city center of Aix les Bains. House of character completely renovated with quality services and warmly decorated.

Enter and discover a bright living room where you can relax in front of the wood stove and open to the living room as well as the fully equipped kitchen.

Do you need space? Do not search anymore !

Go up the stairs and find a master bedroom of more than 30 M<sup>2</sup> with its west side terrace where a magnificent view awaits you.

On the other side, 3 spacious bedrooms and a bathroom with bathtub and shower as well as a final bedroom under the roof.

On the garden level, a garage, a workshop of approximately 30 M<sup>2</sup> for everything related to storage as well as 2 cellars in the basement.

Located on a plot of more than 1125 m<sup>2</sup> enclosed and wooded, you can enjoy either the terrace on the north side for sunny summer days or the spaces on the south side to enjoy the evening with friends.

ANOTHER ASSET: A gîte of more than 50 m<sup>2</sup> fully furnished, equipped and rented 80% of the year.

Completely independent you have an outdoor space as well as a parking space.

Enter and discover a 30 m<sup>2</sup> living room including an equipped kitchen.

Go up the stairs and discover a bedroom as well as a bathroom with toilet.

Space, calm, quality services are the key words to define this house with authentic charm.

Video on demand.

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!



**Claire GATEAU**

**TRESSERVE (73100)**

Agent

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 849417

Property type ..... House

View ..... Vue dégagée

### SURFACES

Living space ..... 257 m²

Surface Carrez Law ..... 243 m²

Land surface ..... 1126 m²

### COMPOSITION

Number of rooms ..... 7

Number of bedrooms ..... 5

Number of bathrooms ..... 1

Toilets count ..... 2

Washrooms ..... 2

### DPE/GES

DPE ..... 202

GES ..... 23

### APPENDIX

Parking ..... extérieur

Parking space ..... 3

Cellar ..... 1

Videophone ..... Non

### SERVICES

Kitchen ..... équipée



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