



House

**MOUXY (73)** 

890 000 €\*

\* Agency fees to be paid by the seller

П

 $257 \text{ m}^2$ 

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  $M^2$  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 M² 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 gite of more than 50  $\,\mathrm{m^2}$  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 m² 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.

\*\* 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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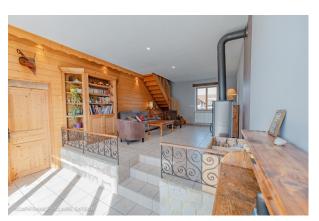
# **LE BIEN EN IMAGES**















### **DETAILS**

## COMPOSITION

Number of rooms

Kitchen équipée

	Number of bedrooms 5
	Number of bathrooms 1
GENERAL	Toilets count 2
OLIVEIVAL	Washrooms 2
Reference 849417	
Property type House	DPE/GES
View Vue dégagée	DPE
SURFACES	GES
Living space 257 m²	APPENDIX
Surface Carrez Law 243 m <sup>2</sup>	Parking extérieur
Land surface 1126 m²	Parking space 3
	Cellar 1
	Videophone Non
	SERVICES



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