



House

LE TALLUD (79)

215 000 €



148 m²



5 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

LE TALLUD, in an IDYLIC SETTING, overlooking the Thouet, come and discover this 148 m² house, built on a stone base (underground part) and traditional construction for the habitable part. The rooms are organized around an unusual entrance, opening on one side onto a newly fitted and equipped kitchen, a bright living room equipped with a granite fireplace with wood insert. An office/or small bedroom, then a hallway with three bedrooms and a bathroom. In the basement, various rooms including a garage with automated gate, a boiler room, a laundry room, a cellar and a heated workshop room. The house has just benefited from new central heating with pellet boiler and solar water heater. You will be literally amazed by its wooded, relaxing environment and lulled by the quivering of the river below. A magical place that will delight fishing enthusiasts. VIRTUAL VISIT ON REQUEST. Agency fees are the responsibility of the buyer, i.e. 4.88% including tax of the price excluding fees.

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 849796
Property type House
Year of construction 1973
Exposure South
View Vue sur Jardin, sur Rivière

SURFACES

Living space 148 m²
Living room surface 37 m²
Land surface 5834 m²

COMPOSITION

Number of rooms 5
Number of bedrooms 4
Number of bathrooms 1
Toilets count 1

DPE/GES

DPE 307
GES 9

APPENDIX

Parking extérieur
Parking space 2
Garage 2
Cellar 1
Videophone Non

SERVICES

Kitchen aménagée



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle