



## House

SAINT JEAN DE THOUARS (79)

**139 000 €\***

\* Agency fees to be paid by the seller



101 m<sup>2</sup>



4 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

In ST JEAN DE THOUARS, discover this bright and welcoming house with 101m<sup>2</sup> of living space and 3 bedrooms.

Nestled in a pleasant setting, this house offers a convivial living space. The kitchen has plenty of storage space and is equipped with a hob, oven and extractor fan. The 28m<sup>2</sup> living room, with its open fireplace and through-light, is the ideal place to spend pleasant moments. There are 2 bedrooms with parquet flooring and a well-appointed bathroom.

What's more? A full basement with a third INDEPENDENT bedroom with its own shower room and WC, perfect for a little more privacy or to welcome friends. The basement also includes a laundry room, a cellar for storing your belongings and a garage for your car.

The garden around the house is enclosed and planted with trees.

And for your comfort, the house has PVC double-glazed windows and ventilation, not to mention plenty of storage space.

If you're looking for a nice, unpretentious but comfortable place to live, this could be the house you've been waiting for. Please contact me for further information.

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Translated with DeepL.com (free version) Fees are the responsibility of the seller.

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!



**Brice PANNOUX**

**THOUARS (79100)**

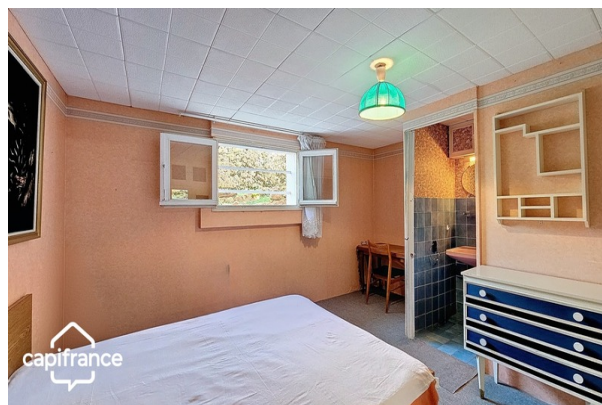
Agent

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 851982  
Property type ..... House  
Year of construction ..... 1979  
Exposure ..... N-S  
View ..... Vue sur Jardin, sur Rivière

### SURFACES

Living space ..... 101 m²  
Living room surface ..... 28 m²  
Land surface ..... 633 m²

### COMPOSITION

Number of rooms ..... 4  
Number of bedrooms ..... 3  
Number of bathrooms ..... 1  
Toilets count ..... 2  
Washrooms ..... 1  
Terrace ..... 1

### DPE/GES

DPE ..... 237  
GES ..... 7

### APPENDIX

Parking ..... garage  
Garage ..... 1  
Cellar ..... 1  
Videophone ..... Non

### SERVICES

Heater ..... électricité économique  
Kitchen ..... aménagée