



Sébastien Pruvost - Capifrance

House on one level

SAINT PARDoux LA RIVIERE (24)

299 000 €*

* Agency fees to be paid by the seller



174 m²



6 pièce(s)

PROPERTY DESCRIPTION

Near Saint Pardoux la Rivière, I offer you a single storey RT2012 of 173m² in a very quiet environment. You will benefit from a bright living room of approximately 100m² including an open and timeless equipped kitchen. The travertine room with the large bay windows is a plus. Three bedrooms including the main one of 15m² and a large mixed bathroom with an Italian shower are distributed from a wide corridor. Note also the presence of an office, a laundry room and a garage with its motorized doors. From a technical and energy point of view, everything here is qualitative. The house has aluminum shutters and Technal brand openings, insulation and performance are there. Solar panels contribute to this result as do the thermodynamic water heater and underfloor heating. Also note a 9kw pellet and a reversible air/air heat pump for your comfort. Access to the house is via a motorized gate and a beautiful tarmac driveway. The roofs and facades are in perfect condition. The view is unobstructed, the flat and fenced land of 2935m² will accommodate a swimming pool and develop a pretty landscaped park. Regarding connectivity, fiber is connected to the house. If you would like to obtain information or simply organize a visit, contact Sébastien Pruvost, to whom we have entrusted this transaction. 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!



Sébastien PRUVOST

**SAINT-JEAN-DE-COLE
(24800)**

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 849158

Property type House on one level

Year of construction 2013

Exposure S-W

View Vue dégagée, sur Jardin

SURFACES

Living space 174 m²

Living room surface 98 m²

Land surface 2935 m²

COMPOSITION

Number of rooms 6

Number of bathrooms 1

Toilets count 1

Terrace 1

DPE/GES

DPE 70

GES 2

APPENDIX

Parking extérieur

Parking space 4

Garage 1

Videophone Non

SERVICES

Heater climatisation réversible

Heater solaire

Kitchen équipée

Interpcom Yes