



House

PORTE DES PIERRES DOREES (69)

325 000 €*

* Agency fees to be paid by the seller



81 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

At 5 minutes of Villefranche-sur-Saône, in the highly sought-after area of Porte des Pierres Dorées (Liergues), I offer you a house of approximately 81 m² of living space with an additional outbuilding just waiting for you.

Its patio and its very pleasant interior courtyard, hidden from view, make it a unique house that will only charm you.

This house consists of a kitchen, a living room, two bedrooms and a bathroom.

You will also find on the land an outbuilding of approximately 84 m² consisting of a garage, a laundry room and a space of more than 50 m² with two mezzanines. This outbuilding can be transformed into habitable space if you wish. It could also serve as a storage space for a craftsman.

On the exterior side, a patio and a terrace will allow you to spend pleasant moments with friends or family. You can also park a car, or even two, there.

Double heating system, oil and heat pump. The house also has a well.

Very rare in the area, don't delay in coming to visit this house.

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!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 851729
Property type House
Year of construction 1900
Exposure TRAVERSANT N-S

SURFACES

Living space 81 m²
Living room surface 20 m²

COMPOSITION

Number of rooms 3
Number of bedrooms 2
Number of bathrooms 1
Toilets count 2
Terrace 1

DPE/GES

DPE 183
GES 13

APPENDIX

Parking couvert
Parking space 2
Garage 1
Videophone Non

SERVICES

Heater pompe à chaleur
Heater fuel
Kitchen aménagée
Interpcom Yes