

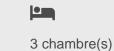


House

AGEN (47)

229 000 €*

* Agency fees to be paid by the seller



PROPERTY DESCRIPTION

In a quiet residential area, with nearby: school, college, shops, bus stop, clinic, ENAP, come and discover this 125 m² house with garage, on fenced land of 380 m². On the ground floor, kitchen, large living room, in the center of which its fireplace with insert will warm up your winter evenings. For the summer and the happiness of children, access to the garden, out of sight, on which there is a terrace area, an above-ground swimming pool (new liner to be installed), a well. Upstairs, 3 bedrooms with wooden floors, 1 dressing room that can serve as a 4th bedroom, bathroom, laundry room. From the landing as well as one of the bedrooms, you access a balcony with a view of the garden. Comfort side: double-glazed PVC joinery, insulated attic, condensing boiler (city gas), reversible air conditioning upstairs, collective sanitation. To discover quickly.

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.

** 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	6
Number of bedrooms	3
Number of bathrooms	1
Toilets count	1
Balcony	1

DPE/GES

DPE	 214
GES	 37

APPENDIX

Parking	 extérieur
Parking space	 1
Garage	 1
Videophone	 Non

SERVICES

Air conditioning	Yes
Heater	climatisation réversible
Heater	gaz
Kitchen	aménagée
Swimming-pool	Yes



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

GENERAL

Reference 850863
Property type House
Year of construction
Exposure S-W
View Vue dégagée, sur Jardin

SURFACES

Living space	125 m²
Living room surface	40 m²
Land surface	380 m²