



House

AGEN (47)

229 000 €*

* Agency fees to be paid by the seller



125 m²



6 pièce(s)



3 chambre(s)

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](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 850863

Property type House

Year of construction 1972

Exposure S-W

View Vue dégagée, sur Jardin

SURFACES

Living space 125 m²

Living room surface 40 m²

Land surface 380 m²

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