



Town house

SAINT JEAN DE BRAYE (45)

375 000 €*

* Agency fees to be paid by the seller



139 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

St Jean de Braye, in a quiet residential area close to the Loire riverside path, this new self-construction house is from 2015. It includes a total living area of 138m² overlooking the rear gardens of other houses . It is composed of an entrance opening onto a large living room of 31m² linked to an open kitchen and equipped with a central island communicating with the dining room. Upstairs, a landing leads to 3 bedrooms, a bathroom, separate toilet and storage spaces. The floors are parquet/tiled and the PVC windows are equipped with electric roller blinds. The underfloor heating on the ground floor is powered by a heat pump, and electric radiators complement the upstairs, a brand new thermodynamic hot water tank which has just been installed. The basement, with a surface area of the house of approximately 80m², provides beautiful spaces for multiple activities. Added to this beautiful ensemble is the parking facilities in the courtyard. The location is good with nearby nursery, primary and secondary schools, wooded park, sports and cultural infrastructure, bus in the street, tram 500m away, commercial area 5mm away and access to the tangential road is also available. very 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!



Olivier DEFERT

CHECY (45430)

Agent

RSAC : 525 345 963 00017

Courts service city :
ORLEANS

(+33)6 32 58 03 43

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 852043

Property type Town house

Year of construction 2015

View Vue dégagée, sur Jardin

Furnished Yes

SURFACES

Living space 139 m²

Surface Carrez Law 138.7 m²

Living room surface 31 m²

Land surface 569 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 4

Toilets count 2

Washrooms 1

Balcony 1

Terrace 1

DPE/GES

DPE 91

GES 3

APPENDIX

Parking extérieur

Parking space 3

Garage 1

Videophone Oui

SERVICES

Heater électricité

Kitchen aménagée

Interpcom Yes