



House

CIRIERES (79)

263 000 €*

* Agency fees to be paid by the seller



297 m²



9 pièce(s)



6 chambre(s)

PROPERTY DESCRIPTION

NEAR BRESSUIRE - just 30 km from PUY DU FOU, SET OF TWO HOUSES including a first house of 197 m² organized as follows on the ground floor: fitted kitchen, utility room and garage access, bright living room with veranda access and large interior courtyard. A large master bedroom with its bathroom equipped with a walk-in shower, vanity sink, storage. Upstairs, 3 large bedrooms with bathroom, games room or living room. All the frames are double glazed, recent insulation, HEAT PUMP from 2021. The second house of approximately 110 m² for gîte, guest rooms, rental, consists of a large living room, a fitted kitchen with veranda access and interior courtyard. Upstairs, the landing serves two large bedrooms and a bathroom. Electric heating. Collective sanitation. This house can accommodate a large family, while benefiting from additional income such as guest rooms, seasonal or annual rentals. COMFORT and CHARM GUARANTEED. A VISIT IS REQUIRED 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!



Claudie HARPIN

PARTHENAY (79200)

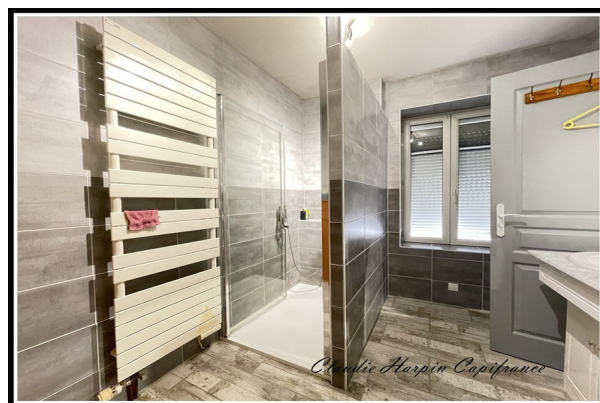
Agent

RSAC : 752 756 395 00014

Courts service city : NIORT

(+33)6 89 52 24 54

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 851912

Property type House

Year of construction 1890

SURFACES

Living space 297 m²

Living room surface 40 m²

COMPOSITION

Number of rooms 9

Number of bedrooms 6

Number of bathrooms 1

Toilets count 3

Washrooms 1

DPE/GES

DPE 76

GES 2

APPENDIX

Parking garage

Garage 1

Videophone Non

SERVICES

Heater électricité

Heater pompe à chaleur

Kitchen aménagée



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

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