



House with character

CHATELLERAULT (86)

262 000 €



247 m²



8 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

CAPIFRANCE offers you a large family house type 8 with 4 bedrooms, one of which is on the garden level. On the ground floor: a large entrance hall, an office, a large living room 45.10m² with fireplace, on the garden level, a kitchen fitted on the garden level opening onto the rear terrace of 55 m², a room which could be a dressing room, a laundry room, a shower room, a WC. On the second floor: a landing, 3 bedrooms, a bathroom, 2 toilets, a convertible attic. In the basement: a large room (painter's workshop) with a heated bay window of 65.12 m², a heated room, a laundry room, a boiler room, a cellar. all on enclosed, wooded land, with swimming pool, in a quiet residential area close to amenities. This property is negotiable. We are 1h20 from Paris by TGV. Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,80% TTC du prix hors honoraires.

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!



**Jean-Pierre
GRATTEAU**

CHATELLERAULT (86100)

Agent

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POITIERS

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 852984

Property type House with character

Year of construction 1975

View Vue dégagée, sur Jardin

SURFACES

Living space 247 m²

Living room surface 45 m²

Land surface 890 m²

COMPOSITION

Number of rooms 8

Number of bedrooms 4

Number of bathrooms 1

Toilets count 1

Washrooms 1

Terrace 1

DPE/GES

DPE 234

GES 47

APPENDIX

Parking extérieur

Parking space 2

Cellar 1

Videophone Non

SERVICES

Heater gaz

Kitchen aménagée