



House

VILLE SOUS LA FERTE (10)

125 000 €*

* Agency fees to be paid by the seller



71 m²



4 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

VILLE SOUS LA FERTE (10310), village located at the motorway exit from PARIS (2h30), DIJON (1h), TROYES (45min) but also located 15min from BAR SUR AUBE and 30min from CHAUMONT. I suggest you acquire today a real opportunity in this dynamic and sought-after village. Indeed, the house that I am offering you today deserves your full attention. Close to primary schools (village of CLAIRVAUX right next door) to shops (pharmacy in the village for example) and amenities, it will meet all your expectations. Located on enclosed grounds of 1891m², it will, I am sure, meet your expectations of calm and nature by resuming, why not, the layout of the vegetable garden, installing a few chickens there, creating a play area for your children, etc. .. In addition, an outbuilding of 25m² is present on the land, why not consider a gîte for seasonal rental and thus benefit from additional income (subject to authorizations). Concerning the house, the latter consists on the ground floor of a "basement" of more than 70m² opening directly onto the garden which can thus be modified and enlarge the living part of the house with why not the creation of a beautiful kitchen overlooking a pretty landscaped garden. Then you have the upper floor where the house is located for a surface area of around 70m² as well, including kitchen, living room, dining room, toilet, bathroom and 2 bedrooms + attic space which can also be converted. Of course some work is to be expected but it can be lived in immediately while carrying out these. The advantages of this house: double glazing and roller shutters installed, insulation from the outside on the upper floor, very quiet street. In my opinion, do not delay in contacting me because this house will not stay on the market for long.. 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!



François HOWARD

**PALAU-DEL-VIDRE
(66690)**

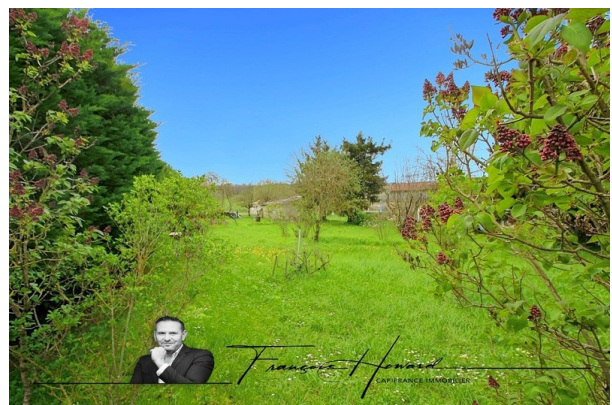
Agent

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Courts service city :
PERPIGNAN

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 853282

Property type House

View Vue dégagée, sur Jardin

SURFACES

Living space 71 m²

Land surface 1891 m²

COMPOSITION

Number of rooms 4

Number of bedrooms 2

Number of bathrooms 1

Toilets count 1

DPE/GES

DPE 259

GES 56

APPENDIX

Parking couvert

Parking space 3

Garage 1

Cellar 1

Videophone Non

SERVICES

Heater gaz

Kitchen aménagée



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