



## House

BINAS (41)

**164 000 €\***

\* Agency fees to be paid by the seller



130 m<sup>2</sup>



5 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

Binas, half an hour east of the town of Orléans, this contemporary style house was historically part of an old set of farmhouses, currently shared between 3 owners. The 150m<sup>2</sup> house on wooded land of 1556m<sup>2</sup>, is attached to a large outbuilding which adds the comfort of a large garage with a workshop area and a storage/storage space and a real lean-to, a vegetable garden, an aviary, a well and a garden on an enclosed property, without any vis-à-vis, the house surrounded by fields. All the features are composed of: a large dining room with a fireplace, a fitted kitchen offering a direct view of the fields, a living room with bay windows overlooking the garden area, 3 bedrooms and an office upstairs, a cave. Conducive to a real quality of life, with many advantages for this pretty, very well maintained house in a pleasant environment.

Les honoraires sont à la charge du vendeur.

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 ..... 853992  
Property type ..... House  
Year of construction ..... 1900  
View ..... Vue dégagée, sur Jardin

### SURFACES

Living space ..... 130 m²  
Living room surface ..... 21 m²  
Land surface ..... 1556 m²

### COMPOSITION

Number of rooms ..... 5  
Number of bedrooms ..... 3  
Number of bathrooms ..... 1  
Toilets count ..... 1  
Terrace ..... 1

### DPE/GES

DPE ..... 304  
GES ..... 63

### APPENDIX

Parking ..... extérieur  
Parking space ..... 3  
Garage ..... 1  
Cellar ..... 1  
Videophone ..... Oui

### SERVICES

Heater ..... fuel  
Kitchen ..... aménagée