



House with character

NAINTRE (86)

275 000 €



172 m²



8 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

CAPIFRANCE offers you in Naintré, a renovated type 8 farmhouse - on the ground floor: an open fitted kitchen with exit to the front terrace, a dining room, a living room with a fireplace equipped with an insert, a master suite (bedroom - bathroom - dressing room, separate WC), laundry room, boiler room, workshop. - upstairs: hallway leading to 3 bedrooms, 2 toilets with hand basin, an office that can be transformed into a bedroom with bathroom, This property is equipped with a 2-car garage with electric door, 3 boxes (storage material) of a well. all on enclosed land with trees. The large courtyard is paved with several parking spaces. This property is equipped with double glazing, it is insulated, the access door to the land is electric + a videophone. PARIS is 1h30 from Châtellerauld TVG station 8 minutes, access to the motorway 6 minutes.

Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,77% TTC du prix hors honoraires.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

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 854724

Property type House with character

Year of construction 1900

View Vue dégagée, sur Jardin, sur Village

SURFACES

Living space 172 m²

Living room surface 48 m²

Land surface 2593 m²

COMPOSITION

Number of rooms 8

Number of bedrooms 5

Number of bathrooms 2

Toilets count 3

Terrace 1

DPE/GES

DPE 173

GES 29

APPENDIX

Parking extérieur

Parking space 5

Garage 1

Videophone Oui

SERVICES

Heater gaz

Kitchen équipée