



House

CHAROLLES (71)

260 000 €



158 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Southern Burgundy, 30 minutes from Mâcon and its TGV station connecting Paris in 1 hour 45 minutes, and 1 hour from Lyon, we are in the heart of Charolles. I am a villa with 4 bedrooms, built on a basement, in 1974, having benefited from a quality restoration in 2017, with a living area of approximately 158 m², on very wooded, enclosed land, extremely well maintained, Approximately 1,000 m², in a quiet area. Due to its east-west transversality, my very modern living room of 48 m² is very bright. I am located on foot, 10 minutes from nursery, primary, middle and high school, city center, and 5 minutes from a supermarket. You are looking for a house in Charolles, close to amenities and services, without any work to be done, I am just waiting for you to drop off your suitcases. Contact Christiane quickly by phone or email. Les honoraires d'agence sont à la charge de l'acquéreur, soit 6,00% 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!



Christiane AUDUC

CHAROLLES (71120)

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 855279

Property type House

Year of construction 1974

Exposure West

SURFACES

Living space 158 m²

Living room surface 48 m²

Land surface 1023 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 4

Number of bathrooms 1

Toilets count 1

Washrooms 1

Balcony 1

DPE/GES

DPE 158

GES 23

APPENDIX

Parking extérieur

Parking space 1

Garage 1

Videophone Non

SERVICES

Heater électricité

Heater gaz

Kitchen américaine