



Stone house

ISSIRAC (30)

243 800 €*

* Agency fees to be paid by the seller



89 m²



3 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Gard, in the town of ISSIRAC, T4 stone house with a total living area of approximately 90 m² with terrace and outbuildings on land of approximately 1770 m².

Quiet, semi-detached, not directly overlooked, south facing, with a view of the surrounding countryside, on 3 levels, this pretty house includes:

- On Level 1:
 - o A living room with fireplace (22.5 m²) opening on the terrace,
 - o A kitchen (9.15 m²) o A bedroom (12m²),
- On level 2 o Two bedrooms (13.8 m² and 13.7 m²),
- o A dressing room (5.3 m²),
- o A bathroom bathroom with WC 6.5 m²).

The outbuildings are distributed as follows:

- On the ground floor of the house:
 - o A workshop,
 - o A garage,
 - o Two cellars,
- Outside:
 - o A shed
 - o A convertible courtyard.

The comfort of the house is ensured by an insert and a pellet stove.

Domestic hot water is produced by an electric cumulus.

Sanitation is collective.

The land is partially wooded and allows for the installation of a swimming pool.

The property has the advantage of having two accesses.

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!



Jean-Paul AIME

SALAZAC (30760)

Agent

RSAC : 832 501 522 00011

Courts service city : NIMES

(+33)6 80 17 91 67

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 855943

Property type Stone house

Exposure South

View Vue dégagée, sur Jardin, sur Village

SURFACES

Living space 89 m²

Surface Carrez Law 22.73 m²

Living room surface 24 m²

Land surface 1770 m²

COMPOSITION

Number of rooms 3

Number of bedrooms 3

Number of bathrooms 1

Toilets count 1

DPE/GES

DPE 212

GES 6

APPENDIX

Parking couvert

Parking space 4

Garage 2

Videophone Non

SERVICES

Heater électricité

Heater bois



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

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