



House

LA COUCOURDE (26)

285 000 €*

* Agency fees to be paid by the seller



91 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Pretty single-storey house in a subdivision with enchanting garden and very economical state-of-the-art materials. A recent single-storey villa from the end of 2021, on crawl space, functional with a living area of almost 92m², with 3 bedrooms, which has sober lines in a fairly contemporary spirit on a plot of 468m² enclosed swimming pool with trees HABITABLE The interior layout has an optimized organization of spaces and respects a pleasant demarcation of day/night spaces on a single level The 1st end is dedicated to the sleeping area living room (triple orientations) with an open fitted kitchen fitted with a central island, while the 2nd is equipped with a sleeping area with 3 bedrooms all with cupboards and sliding mirror doors, which share a large pleasant bathroom with Italian shower and double sink unit with window. A laundry pantry completes this villa offering additional storage. The construction is available with 1 insulated garage with good height where you can park 1 vehicle and 2 others in front (private overhead parking) EXTERIOR The exterior is nicely wooded, enclosed by hard walls all around the plot, decorated with 2 terraces with different orientations, South-West and North-East to make the most of the garden depending on the weather. Garden shed for storage

ADDITIONAL INFORMATION

Numerous aluminum/PVC windows and bays in all rooms (also bathroom and WC) which allow you to benefit from beautiful natural light, protected by remotely controlled sliding shutters with centralized closing guaranteeing 1 double thermal insulation /phonic. Underfloor heating by air-water heat pump with cooling floor, coupled with thermodynamic tank, Two reversible air conditioning splits in the living room and night corridor clearance, Motorized gate and wicket door, Crawl space, Mains sewer Located on the outskirts a few kilometers away and 10 minutes from Montélimar, 5 minutes from the motorway toll booth, 40 minutes from Valence TGV station Beau Plain-Pied economical with very low energy consumption (DPE A/GES A), with the RT2012 label, in the state impeccable and very neat, of traditional GFR20 brick construction a few hundred meters walk from amenities. No work. So quickly on your phones. This villa will not stay on the market for long Les honoraires sont à la charge du vendeur.

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.

**** 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 855513

Property type House

Year of construction 2021

View Vue dégagée, sur Jardin

SURFACES

Living space 91 m²

Living room surface 39 m²

Land surface 468 m²

COMPOSITION

Number of rooms 4

Number of bedrooms 3

Number of bathrooms 1

Toilets count 1

Terrace 1

DPE/GES

DPE 41

GES 1

APPENDIX

Parking couvert

Parking space 2

Garage 1

Videophone Non

SERVICES

Air conditioning Yes

Heater climatisation réversible

Heater pompe à chaleur

Kitchen américaine