



Haus 102 m2 mit Garage



Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 169,549.91

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Cognac
Cap:	16100
Publicato:	21/07/2024

Descrizione:

Sector of Cherves Richemont 10 minutes from Cognac with all amenities close, house 102 m2 from 1972 with a garage of 18 m2 on a plot of 942 m2 enclosed all around with trees in a quiet area. This offers you: an entrance hall opening onto a landing with a toilet and access to the garage then, the first steps to access the ground floor where there is a living/dining room of 28 m2 giving opening onto a terrace of approximately 40 m2 and the garden at the back of the house, a semi-equipped kitchen of 11 m2, a room (laundry room) with an oil boiler, cellar access of 18 m2, Upstairs: the sleeping area leading to a bathroom, the shower part of which has been renovated, 3 spacious and bright bedrooms, each with a corner for a cupboard or shelves. For the technical side: all the openings are in single wooden glazing with electric roller shutters for the bedrooms and wooden shutters for the downstairs, an estimate has been made for the openings (pending), central heating by oil. The boiler also produces hot water, sanitation by non-compliant septic tank (quote in support), property tax around 600?. The roof insulation was done 7 or 8 years ago. DPE 286 (F), GES 90 (F) done on 07/19/2023 For more information, do not hesitate to contact me on 06 50 42 11 06. EI Nathalie BOUILLAUD RSAC 843 751 074 from Angoulême Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

Condizione:	Must be reformed
Costruito:	1972

Comune

Camere da letto:	3
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Finito piedi quadrati: 102 mq
Dimensione del lotto: 942 mq

Room details

Total rooms: 5

Utility details

Heating Fuel: Oil

Energy efficiency

Energy Use (kWh/m²/year): 286

Building details

Parking: Sì

Number of Garages: 1

Numero di piani: 1

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/GKAD-T68587/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 388_34698

