



TOWN Haus mit Garage



Agent Info

Name: ArKadia
 Company Name:
 Country: United Kingdom
 Phone:
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
 Price: USD 199,871.33

Location

Country: France
 State/Region/Province: Nouvelle-Aquitaine
 City: Cognac
 ZIP code: 16100
 Posted: Jul 21, 2024

Description:

Sector of Chateaubernard house of 119 m2 with 1 floor with very beautiful bright rooms on a plot of 197 m2 + a non-adjoining plot of 204 m2 for a vegetable garden 250 m from the property on a total of 401 m2 of land. Located in a dead end close to a nursery and primary school and college and not far from the commercial area of Chateaubernard with all shops and not far from the air base. Ideal for military wanting to settle nearby. This property offers you: an entrance through a 30 m2 courtyard giving access to the main entrance door opening onto a 15.05 m2 dining room, an 8.50 m2 fitted kitchen with oven, a hob in the city gas, a cooker hood, dishwasher, single porcelain sink, and furniture, a living room of 19.47 m2, a room that can be used as an office or bedroom of 19.51 m2 with a closed fireplace that can be reopened if necessary. wishes, a very large hallway with stairs to access the first floor with toilet area, a bathroom with a bathtub + a piece of furniture with a sink, a room serving as a cellar or laundry room of 8.86 m2, Upstairs: a landing serving two very large bedrooms, one of 21.65 m2 with the chimney flue and the second of 14.95 m2 with storage cupboard with an opening by a French window giving access to a veranda with opening. in aluminum closed all around on slab floor. For its exterior: a courtyard on the front of 30 m2 with a barbecue, an adjoining garage of 23 m2 where the city gas boiler of 2012 producing heating and hot water is located (revised every year brand VAILLANT) , not far a garden of 204 m2 for the vegetable garden. For the technical side: opening in double glazing and PVC, city gas heating, sanitation connected to the TAE, property tax 1086?, completely revised roof and insulation of at least 40 cm with rock wool and pulsed. DPE: Consumption (E) 306, GHG (E) 65 Estimated annual energy costs of housing between 2359? and 3191? /year Average energy prices indexed on January 1, 2021 including subscription For any other additional information, do not hesitate to contact me at 06 50



42 11 06. See you soon for a possible visit - EI Nathalie BOUILLAUD RSAC of Angouleme 843 751 074 - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

Built: 1949

Common

Bedrooms: 3
Bathrooms: 1
Finished sq. ft.: 120 sq m

Room details

Total rooms: 5
Indoor Features: Fitted kitchen

Utility details

Heating Fuel: Gas

Energy efficiency

Energy Use (kWh/m²/year): 195

Building details

Parking: Yes
Number of Garages: 1
Number of Floors: 1

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/GKAD-T68173/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 388_34860

