



## Investitionsmöglichkeit: Hübsches Haus in der Nähe von Futur



### 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 173,676.24

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Avanton  
ZIP code: 86170  
Posted: Jul 21, 2024

### Description:

Located in Avanton, close to all amenities and Poitiers, this pleasant house of 76 m2 with 300 m2 of fully enclosed garden (and terrace) is composed of: An equipped kitchen, a living room, three bedrooms, a bathroom, a separate toilet and an entrance hall with cupboard, as well as a garage. This house is sold with a 3-year lease, renewable in July 2026. The young couple of tenants have lived there with great pleasure and great care for 3 years. A new DPE will be created following the installation of inertia radiators and the insulation of the attic. Ei Sebastien RIGAUD RSAC No 982 482 846 Poitiers - Tel: 06 02 35 18 88 - Email: s.rigaud@groupeimentimmo.net - Mandatory Agent of GROUPEMENT IMMOBILIER. 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)

### Common

Bedrooms: 3  
Bathrooms: 1  
Finished sq. ft.: 76 sq m  
Lot Size: 300 sq m

### Room details

Total rooms: 4  
Indoor Features: Fitted kitchen



## Utility details

Heating Fuel: Electric

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 260

## Building details

Parking: Yes

Number of Garages: 1

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/GKAD-T68659/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T68659/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 540\_34753

