



## Haus 102 m2 mit Garage



### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 169,205.22

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Cognac
Posta kodu:	16100
Yayınlandı:	21.07.2024

### Açıklama:

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](http://www.georisques.gouv.fr)

Durum:	Must be reformed
Yıl:	1972

### Genel Bilgiler

Yatak odası:	3
Bitmiş metrekare:	102 m2



# IMLIX

IMLIX Gayrimenkul Pazarı

<https://www.imlix.com/tr/>

Arazi Büyüklüğü: 942 m2

## Room details

Total rooms: 5

## Utility details

Heating Fuel: Oil

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 286

## Building details

Parking: Evet

Number of Garages: 1

Kat Sayısı: 1

## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si: [http://www.arkadia.com/GKAD-T68587/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T68587/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 388\_34698

