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| PROPERTY FOR SALEST CYPRIEN AREA |





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| Ref: AP2392 |  | Price: 360.400 € |

Open view on the surrounding countryside, near a hamlet, 3 km from the first shops, 7 km from Saint Cyprien. On a closed ground of more than 5600m2, flat and irrigated, swimming pool and covered terrace with barbecue. Orchard. Perigordine house with on the ground floor: Large garage, boiler room, storage room, workshop, WC. On the ground floor, pool side : Terrace overlooking the pool, entrance, wc, Kitchen/Dining room, Living room with fireplace, Veranda, 2 Bedrooms, Bathroom. On the first floor : Landing, 3 Bedrooms, shower room and Attic above with a Room to finish for Music room, sport room ...

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| Characteristics: |
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| * Type: Modern house
* Renovated in 2.013
* 3 levels
* Style: Traditional
* Pool
* Joint ownership: Detached
 | * Condition: Good
* Usable area: 150 m²
* Land surf. area: 5.600 m²
* Living space: 47 m²
* Non isolated countryside
* Orientation: North South
 | * 5 bedrooms
* 1 bathroom
* 6 rooms
* 1 garage
* 1 parking
* Heating type: Wood pellets
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| Additional Information: |
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| Property location:* Non isolated countryside

Garden Level:* Workshop
* Boiler room
* Garage
* Room
* WC

Ground floor:* 2 Bedrooms
* Corridor
* Kitchen
* Entrance lobby
* Open plan living area
* Bathroom
* Veranda
* WC

1st floor:* 3 Bedrooms
* Landing
* Shower room
* WC

Outbuildings:* Shed
 | Outbuildings (continued):* Covered open building

Energy report:* Energy performance 209,00 KWHep/m²an
* Gas emission 6,00 Kgco2/m²an
* Date de réalisation DPE (jj/mm/aaaa)

Heating:* Electricity and wood

Kitchen equipment:* Gas Cooker
* Oven
* Extractor fan

Other equipment:* Double Glazing
* Septic tank
* Enclosed Fireplace
* Awning

Services:* Nearest town :
* Calm
* Nearest shops :
* View

Land:* Swimming Pool
* Entrance gate
* Land
* Orchard

View:* Panoramic view
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| Photos: |
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| C:\ProgramData\activimmo\doc\06gildc6345027_Images\17gildc6499441p2262681629536bc.jpg20220426\_135318.jpg | C:\ProgramData\activimmo\doc\06gildc6345027_Images\17gildc6499441p456481f39dc7949.jpgIMG\_9653.jpeg |
| C:\ProgramData\activimmo\doc\06gildc6345027_Images\17gildc6499441p276426ddab1ff41.jpgMaison-style-Perigordin-avec-piscine-avec-grand-te | C:\ProgramData\activimmo\doc\06gildc6345027_Images\17gildc6499441p306426ddd8ae50c.jpgMaison-style-Perigordin-avec-piscine-avec-grand-te |

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| Energy Consumption: |
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| C:\ProgramData\activimmo\doc\06gildc6345027_Images\dpe-energie-d.jpg | C:\ProgramData\activimmo\doc\06gildc6345027_Images\dpe-ges-B.jpg |
| **209 KWHep/m² an** | **6 Kg CO2/m² an** |
| **Classe DPE - D** | **Classe GES - B** |

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