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| PROPERTY FOR SALE  ST 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: | | | | --- | --- | --- | |  | | | | * 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: | | | --- | --- | |  | | | 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: | | | --- | --- | |  | | | IMG\_9656.jpeg | 20220426\_134955.jpg | | 20220426\_135318.jpg | IMG\_9653.jpeg | | Maison-style-Perigordin-avec-piscine-avec-grand-te | Maison-style-Perigordin-avec-piscine-avec-grand-te | |

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| | Energy Consumption: | | | --- | --- | |  | | |  |  | | **209 KWHep/m² an** | **6 Kg CO2/m² an** | | **Classe DPE - D** | **Classe GES - B** | |