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| PROPERTY FOR SALE  THIVIERS AREA |

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| Ref: DEP0858 |  | Price: 238.500 € |

Less than 10 minutes away from Thiviers, straw house from 2006 of 130sqm. Dry toilets, sanitation with straw filter, 20,000L water tank, water self suficient. Wood stove heating.

Away from the neighbors, not overlooked, 2 hectares of land with 2 ponds.

Finishes to be expected. 2 bedrooms, 1 bathroom, 1 office, 1 workshop room convertible into a bedroom.

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| | Characteristics: | | | | --- | --- | --- | |  | | | | * Type: Modern house * Constructed in 2006 * Style: Wood * Joint ownership: Detached * Availability: To be negociated | * Condition: Good * Usable area: 130 m² * Land surf. area: 20.000 m² * Living space: 53 m² * Non isolated countryside * Orientation: North South | * 2 bedrooms * 1 bathroom * 1 study(ies) * 4 rooms * Heating type: Wood | |

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| | Additional Information: | | | --- | --- | |  | | | Property location:   * Village * Non isolated countryside   Ground floor:   * Utility Room * Office * Entrance lobby * Living room * WC   1st floor:   * 2 Bedrooms * Landing * Bathroom   Outbuildings:   * Shed * Workshop * Wood cabin   Energy report:   * Energy performance 121,00 KWHep/m²an C * Gas emission 3,00 Kgco2/m²an A * Année de référence utilisée pour établir la simulation des dépenses annuelles | Energy report (continued):   * Date de réalisation DPE (jj/mm/aaaa) 13/06/2022 * Montant bas supposé et théorique des dépenses énergétiques 630,00 € * Montant haut supposé et théorique des dépenses énergétiques 900,00 €   Heating:   * Wood   Other equipment:   * Water collection unit 20m³ autonomous drinking water * Septic tank non-compliant: soil purification (dry pit), correct installation according to sanitation report   Windows:   * Double Glazing   Services:   * Nearest town : * Calm * Nearest shops : less than 10 minutes away * Railway Station less than 10 minutes away * Well/Spring/Pond pond, spring * View   Land:   * Wooded * Constructible land * Pond * Meadowland   Roof:   * Tiles * Isolation   View:   * Panoramic view | |

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| | Photos: | | | --- | --- | |  | | | IMG20240411141933 | IMG20240411142425 | | IMG20240411143056 | IMG20240411143327 | | IMG20240411143205 | IMG20240604145933 | |

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| | Energy Consumption: | | | --- | --- | |  | | |  |  | | **121 KWHep/m² an** | **3 Kg CO2/m² an** | | **Classe DPE - C** | **Classe GES - A** | |