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| PROPERTY FOR SALEST CYPRIEN AREA |





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| Ref: LVT1371 |  | Price: 296.800 € |

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| Characteristics: |
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| * Type: Modern house
* Constructed in 2016
* Style: Traditional
 | * Condition: Very good
* Usable area: 150 m²
* Land surf. area: 760 m²
* Living space: 35 m²
* Hamlet
 | * 4 bedrooms
* 3 bathrooms
* 7 rooms
* 1 garage
* -1 parking
* Heating type: Electricity & Wood
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| Additional Information: |
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| Property location:* Hamlet
* Non isolated countryside

Garden Level:* Bedroom en suite 20m2
* Kitchen open to the living room
* Garage a vehicle
* Entry
* Open plan reception 50m2 with open kitchen
* Shower Room double washbasin
* WC independent

1st floor:* Landing 11.66 convertible into library office
* Shower room with shower - washbasin and WC

Outbuildings:* Gite about 50m2 in perfect condition - new with bedroom on 1st floor

Energy report:* Energy performance 178,00 KWHep/m²an D
 | Energy report (continued):* Gas emission 7,00 Kgco2/m²an B
* Date de réalisation DPE (jj/mm/aaaa) 04/02/2019

Heating:* Electricity and wood wood-burning stove in main room

Kitchen equipment:* Freezer
* Oven
* Fridge
* Extractor fan
* Dishwasher

Other equipment:* Double Glazing
* Mains drainage

Services:* Nearest town : saint cyprien
* Nearest motorway : 30 minutes
* Calm
* Outbuildings
* Gite
* Bungalow
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| Photos: |
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| C:\ProgramData\activimmo\doc\06gildc6346324_Images\lvt246503014p76718faa6f3b16.jpgIMG4035 | C:\ProgramData\activimmo\doc\06gildc6346324_Images\lvt246503014p156718faabd2c42.jpgIMG4037 |
| C:\ProgramData\activimmo\doc\06gildc6346324_Images\lvt246503014p116718faa95e534.jpgIMG4033 | C:\ProgramData\activimmo\doc\06gildc6346324_Images\lvt246503014p36718faa4798ff.jpgIMG4027 |

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| Energy Consumption: |
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| **178 KWHep/m² an** | **7 Kg CO2/m² an** |
| **Classe DPE - D** | **Classe GES - B** |

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