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| PROPERTY FOR SALE  ST CYPRIEN AREA |

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| Ref: LVT1371 |  | Price: 296.800 € |

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| | Characteristics: | | | | --- | --- | --- | |  | | | | * 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: | | | --- | --- | |  | | | 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: | | | --- | --- | |  | | | IMG4029 | IMG4031 | | IMG4035 | IMG4037 | | IMG4033 | IMG4027 | |

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