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| PROPERTY FOR SALE  BELVES AREA |

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| Ref: AP2666 |  | Price: 214.000 € |

Discover the charm and beauty of village life in this exceptional house with a breathtaking view of one of France's most beautiful villages. Located close to all amenities, this spacious, light-filled home offers an ideal living environment. First floor: bright living room opening onto terrace and garden, separate kitchen, laundry room. Second floor: a spacious landing that can be used as a living room or office, three bedrooms and a bathroom. Heat pump heating, wooden double-glazing.

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| | Characteristics: | | | | --- | --- | --- | |  | | | | * Type: House / Character property * Constructed in 1900 * Style: Stone * Joint ownership: Semi-detached | * Condition: Very good * Usable area: 129 m² * Land surf. area: 280 m² * Living space: 42 m² * Hamlet | * 3 bedrooms * 1 bathroom * 5 rooms * Heating type: Heating pump | |

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| | Additional Information: | | | --- | --- | |  | | | Property location:   * Village   Ground floor:   * Utility Room * Kitchen * Open plan living area   1st floor:   * 3 Bedrooms * Corridor * Landing * Bathroom   Energy report:   * Energy performance 93,00 KWHep/m²an * Gas emission 3,00 Kgco2/m²an * Année de référence utilisée pour établir la simulation des dépenses annuelles * Date de réalisation DPE (jj/mm/aaaa) * Montant bas supposé et théorique des dépenses énergétiques 650,00 € * Montant haut supposé et théorique des dépenses énergétiques 940,00 € | Heating (continued):  Other equipment:   * Double Glazing * Mains drainage   Windows:   * Wood * Double Glazing   Services:   * Nearest town : * Nearest shops : * School * Railway Station * View   Land:   * fenced * Garden   Roof:   * Tiles   View:   * Panoramic view * Panoramic View | |

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| | Photos: | | | --- | --- | |  | | | Maison-de-village-avec-tres-jolie-vue-06192024\_170 | Maison-de-village-avec-tres-jolie-vue-06192024\_170 | | Maison-de-village-avec-tres-jolie-vue-06192024\_173 | Maison-de-village-avec-tres-jolie-vue-06192024\_173 | | Maison-de-village-avec-tres-jolie-vue-06192024\_170 | Maison-de-village-avec-tres-jolie-vue-06192024\_171 | |

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| | Energy Consumption: | | | --- | --- | |  | | |  |  | | **93 KWHep/m² an** | **3 Kg CO2/m² an** | | **Classe DPE - C** | **Classe GES - A** | |