|  |
| --- |
| PROPERTY FOR SALE  ST CYPRIEN AREA |

|  |  |  |
| --- | --- | --- |
| Ref: LVT1225 |  | Price: 582.400 € |

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| | Characteristics: | | | | --- | --- | --- | |  | | | | * Type: House / Character property * 1 levels * Style: Traditional * Joint ownership: Detached | * Condition: Needs decorating * Usable area: 262 m² * Land surf. area: 5.447 m² * Living space: 22 m² * Hamlet | * 8 bedrooms * 3 bathrooms * 9 rooms * 3 parkings * Heating type: Oil | |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| | Additional Information: | | | --- | --- | |  | | | Property location:   * Town Center   Ground floor:   * Utility room * 2 Bedrooms * Kitchen * Landing * Entrance lobby * Lounge * Dining Room * Washroom * WC   1st floor:   * 6 Bedrooms * Landing * Shower room * Bathroom   2nd floor:   * Attic   Outbuildings:   * Shed   Energy report:   * Energy performance 287,00 KWHep/m²an | Energy report (continued):   * Gas emission 63,00 Kgco2/m²an * Date de réalisation DPE (jj/mm/aaaa) * Montant bas supposé et théorique des dépenses énergétiques 4.880,00 € * Montant haut supposé et théorique des dépenses énergétiques 6.650,00 €   Heating:   * Wood * Oil central heating   Other equipment:   * Water collection unit * Mains drainage   Windows:   * Wood * Double Glazing   Services:   * Nearest shops : * Outbuildings * School * Well/Spring/Pond * Bungalow   Basement:   * Basement / Cellar * Wine cellar   Land:   * Wooded * fenced * Swimming Pool | |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| | Photos: | | | --- | --- | |  | | | IMG\_7468.jpeg | IMG\_7474.jpeg | | IMG\_7479.jpeg | IMG\_7486.jpeg | | IMG\_7489.jpeg | IMG\_7492.jpeg | |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| | Energy Consumption: | | | --- | --- | |  | | |  |  | | **287 KWHep/m² an** | **63 Kg CO2/m² an** | | **Classe DPE - E** | **Classe GES - F** | |