



Ref : 9817CHG

In the countryside, single-storey house on basement, with 3050 m² of build

Area **Secteur Lalbenque**



Habitable : 184 m²



Usable : 350 m²



Land : 6 292 m²

334 000 €

Architect's house for sale Lot. In the countryside, quiet, without being isolated, single storey house of 1979 of about 185 m² living space and with a large basement of 139 m², double living room of 90 m², 4 bedrooms, kitchen opening onto terrace, a small outbuilding used as a workshop, carport, all set on a wooded plot of 6292 m² of which 3050 m² constructible

IN SUMMARY

Rooms : 8
Bedrooms : 4
Bathrooms : 1

Swimming pool : no
Garage place : 3
Parking space : 3
Outbuildings : yes



Wood and Electric



Adsl

Advantages : Big living room | Building land

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 30 mn



Kindergarten : 10 mn

Elementary : 10 mn

Middle School : 10 mn

High school : 30 mn



15 mn



15 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 191,00 kWh/m².an

Estimation des émissions 6,00 kg éqCO2/m².an



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— DESCRIPTION

GROUND FLOOR

Entrance 08.85 m²

Tiled floor

Corridor 08.34 m²,

serves living room, kitchen, WC, bathroom and bedrooms

Living room 50.00 m²

Tiled floor, open fireplace on the dining room side and pellet stove on the living room side,

A door window on south terrace

Communicates with the large dining room

Kitchen 12.68 m²

Fully fitted and equipped, tiled floor, French window onto terrace

Large dining room 44.23 m²

Large bay window on terrace, a window, small room

Bedroom 1; 14.20 m²

tiled floor, cupboard, 1 wooden French window

Room 2; 11.42 m², tiled floor, cupboard

Tiled floor, cupboard, 1 wooden door window

Bedroom 3 or dressing room 07.30 m², tiled floor, cupboard, 1 French window

French window

Room 4; 08.15 m²

Tiled floor, cupboard, 1 wooden window

Bathroom 06.32 m²

Bath, washbasin, a window, VMC

WC 02.13 m²

with hand wash basin, VMC

Basement 139.00 m²

Used as a garage for 3 cars, technical room, laundry room, water softener, closed wine cellar,

Outbuildings

Workshop 19.80 m²

Carport 18.00 m²

On the 6292 m² of land a part is constructible for 3050 m² approximately.

Are you interested ?



Marie

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