



690 000 €

**Buying house**

**5 rooms**

**Surface : 137 m<sup>2</sup>**

**Surface of the land : 1556 m<sup>2</sup>**

**Year of construction : 2009**

**Exposition : Sud est**

**Inner condition : refait à neuf**

**Amenities :**

pool, Air conditionné, double glazing, 1 parking en box, double glazing, Bedroom on ground floor

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

27/07/2024 - Prix T.T.C



**House Ref. : 793V2021M Saint-Savournin**

Your agency exclusively offers you this superb T5 villa built in 2009 of 137 m<sup>2</sup> on 1556 m<sup>2</sup> of land. The house consists on the ground floor of a living room, a kitchen with laundry room, 2 bedrooms, bathroom, toilet and adjoining garage. Upstairs 2 bedrooms with their terrace, bathroom and toilet. In the basement you will discover 2 rooms that can be used as a workshop, a superb wine cellar as well as a storage space. The house is equipped with a wood stove, reversible air conditioning, electric radiators and a double-flow ventilation system. Swimming pool built in 2022, quiet environment at the end of a dead end, fenced garden, south exposure. This sheet is extracted from the AMEPI file of which the agency is a member. The agency is thus authorized to carry out its activity in relation with the agency holding the mandate, at no additional cost to the buyer. Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)

Fees and charges :

690 000 € fees included



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Document non contractuel - Barème de prix disponible sur notre site internet

Visite réalisée en accord et parfaite connaissance des parties pendant la période du Covid-19 et dégage de toutes responsabilités l'agence sus nommée et ses collaborateurs. (Gel et masque)