

278 010 €

Contact agency

Agence BBii

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For sale new house

5 rooms

Surface : 120 m<sup>2</sup>

Surface of the land : 1088 m<sup>2</sup>

Year of construction : 2022

View : Campagne

Hot water : Thermodynamique

Inner condition : NEW

External condition : GOOD

Features :

electric shutters, Bedroom on ground floor, CALM

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

17/07/2024 - Prix T.T.C



## New house 8687 Cordelle

BBii now offers you this charming house just 15 minutes from Roanne! Magnificent single-storey house built in 2022, with quality services. High-performance insulation for optimal comfort and ensures very low consumption. Heat pump, thermodynamic tank and double flow VMC! Concerning the house, you will benefit from 120 m<sup>2</sup> of living space with beautiful volumes and superb light. Composed of a large living room with a beautiful equipped kitchen and giving access to a covered terrace of 20 m<sup>2</sup>. A very bright living room! We then find a large master bedroom with dressing room and a beautiful bathroom. Also two bedrooms, a nice bathroom, an office that can serve as a fourth bedroom and two separate toilets, a laundry room. A garage is attached to the house. On the exterior side, a 1000 m<sup>2</sup> plot of land isolated from the neighborhood. This high-performance home offering an exceptional quality of life while reducing energy costs. It's just waiting for you and your suitcases to take full advantage of its many assets. NEW AT BBII: On request, a virtual tour can be sent to you. Price: €313,000 (fees payable by the seller) You can now book your viewing appointment online via this link: <https://calendar.app.google/SPZTbVSKiUVNAhVRA> Lapierre Marine, Negotiator 06 59 32 84 84 Siret: 95316539600011

Fees and charges :

278.010 € fees included

