

170 000 €

**Contact agency**

**Jerome Fouret Immobilier**

30 Avenue Charles de Gaulle

19300 Egletons

05.55.20.10.20 / contact@jeromefouret.com

**For sale villa**

**7 rooms**

**Surface : 106 m<sup>2</sup>**

**Surface of the land : 1956 m<sup>2</sup>**

**Exposition : Sud ouest**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : slate**

**Features :**

Cheminée Poêle à bois, double glazing,  
Isolated, Laundry room, CALM

3 bedroom

1 terrace

1 shower

2 WC

2 garage

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

26/02/2025 - Prix T.T.C



**Villa 2159 Rosiers-d'Egletons**

Detached house, 120m<sup>2</sup> on the ground (106m<sup>2</sup> habitable). Entrance to the large living room with inglenook fireplace and its wood stove, recently redone kitchen, pantry/laundry room, toilet, wooden terrace with exceptional view. Upstairs, large landing, 3 bedrooms with cupboard, and a shower room with toilet. To enrich the services: double garage, cellar, second pantry, woodshed, shed, chicken coop... The wood stove with a boiler supplying all the radiators in the house will guarantee excellent heating for a reduced heating budget. Roof in impeccable condition. Well-maintained house to come and visit to discover the potential.

**Fees and charges :**

170 000 € agency fees 5,88% à the responsibility of the buyer included

