

259 900 €

Contact agency

Scandimmo

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For sale house

7 rooms

Surface : 256 m²

Surface of the living : 50 m²

Surface of the land : 310 m²

View : Dégagée

Hot water : Electrique

Inner condition : renovated

External condition : renovated

Features :

CALM, Walking distance to shops, double glazing, fireplace

4 bedroom

1 terrace

3 bathrooms

3 WC

1 garage

1 parking

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

26/12/2024 - Prix T.T.C



## House 822 Latour-de-France

Village house with large terrace and garden just a few steps away with direct access to the river. A rare property with in Latour-de-France! This charming renovated village house of approximately 256 m² has retained its authenticity whilst offering all the modern comforts you could wish for. On entering the property you are greeted by spacious and airy living accommodation. The large living/dining room of almost 50m² opens into a large kitchen. There is also a pantry and a small courtyard with stairs leading to a large open terrace. This floor also provides access to the basement and garage, with space for a small car, bicycles, etc. On the second floor you'll find two large bedrooms and an elegant bathroom with shower, as well as a spacious master suite with access to the east-facing terrace - a perfect place to enjoy the sunrise. On the third floor there is another large suite with magnificent views of the hills, with its own dressing room and bathroom. On this floor there is also a lounge/playroom/office of over 50m² with its own mezzanine. The house has a water softener and a good ventilation system. There are double glazed windows, a remote controlled pellet stove to heat the upper floors and electric radiators. The thick stone walls keep the house at a comfortable temperature even on hot summer days. The garden, a 4 minute walk from the house, is approximately 300 m² and has an irrigation system. It is easy to create a



For further information please contact Ms Helen Benatia at 06 52 09 25 59 -

[hb@franskbolig.fr](mailto:hb@franskbolig.fr) The agency fees included in the price are payable by the purchaser, which reduces his taxable base for acquisition costs without changing the purchase price (it would have been the same with fees payable by the seller, but the acquisition costs would have been higher). net seller price:

Fees and charges :

