

398 000 €

**Buying maison**

**6 rooms**

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

**Surface of the living : 27 m<sup>2</sup>**

**Surface of the land : 673 m<sup>2</sup>**

**Year of construction : 1994**

**Exposition : Sud**

**View : Jardin**

**Hot water : Gaz**

**Inner condition : Rénové**

**External condition : Bon**

**Couverture : Tuiles**

**Features :**

Piscine, Cuisine d'été, Spacieuse terrasse, Poêle à granules, 4 chambres de plain-pied, Dans une impasse, Clôturé, Buanderie, Panneaux photovoltaïques, Calme

5 bedroom

1 terrace

1 shower

2 WC

1 garage

3 parkings

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

18/10/2024 - Prix T.T.C



## Maison Gap

La Loge Immobilière is pleased to present to you this superb house located in a suburban area, at the end of a dead end. Of the six-room type and benefiting from a living area of 120 m<sup>2</sup>, it is built on a flat and fenced plot of 673 m<sup>2</sup> with swimming pool and summer kitchen, perfectly furnished, easy to access and maintain. The visit will begin with a bright living room of more than 27 m<sup>2</sup> bathed in natural light thanks to large bay windows. The kitchen is adjoining, fitted and equipped and can easily be connected to the living room for a surface area of 40 m<sup>2</sup>. These rooms open onto a magnificent terrace of over 30 m<sup>2</sup> enjoying a swimming pool, ideal for moments of relaxation in outdoors. You will have five bedrooms, four of which are on one level, a bathroom with Italian shower and separate WC, a laundry room with plenty of storage space. This house is well appointed. Nestled at the end of a cul-de-sac, in a sought-after, quiet and family-friendly area, it offers a very pleasant living environment. A garage that can accommodate one vehicle, parking and a full basement complete this functional and well-thought-out ensemble. photovoltaic panels guarantee you a return. Don't miss this opportunity, modern single storey house, rare on the market!!!

