



Ref : 9624MDB

In Bouriane, town house in a residential area

Area Gourdon



Habitable : 191 m²



Usable : 67 m²



Land : 280 m²

225 000 €

Villa for sale Lot. In Bouriane, close to all amenities on foot, in a residential area, comfortable large house dating back from the 60s, with 2 separate entrances. This property of 215 m² of net living space offers the possibility to develop a commercial activity.

IN SUMMARY

Rooms : 9
Bedrooms : 5
Bathrooms : 2

Swimming pool : no
Garage place : 2
Parking space : 10
Outbuildings : yes



Wood and Fuel



Adsl

Advantages : Close to shops on foot | Large surface area

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 5 mn



Elementary : 5 mn

Middle School : 5 mn

High school : 5 mn



5 mn



30 mn



50 mn



35 mn

ENERGY INFORMATION

Consommation conventionnelle 259,06 kWh/m².an

Estimation des émissions 51,80 kg éqCO₂/m².an



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DESCRIPTION

Ground floor :

Entrance 9.40 m² and separate toilet 1.80 m².

Living room 50 sqm approx. with large fixed bay windows, fireplace/insert and large north-east balcony

Kitchen 1 - 10.87 m² approx. fitted kitchen

Living room 15.95 m² approx. oak parquet flooring and large window

Kitchen 2 - 11.11 m² with French doors leading to tiled terrace of 16.50 m² and electric shutter

Corridor 5.24 m² approx. with 2nd entrance door leading to the bedrooms and giving access to the workshop on the garden level and to the attic on the 1st floor.

Bedroom 1 - 12.43 m² approx. with parquet flooring under carpeting

Room 2 - 10.28 m² approx.

Bathroom approx. 2.87 m² and separate WC

Terrace 16.50 m² approx. tiled flooring

1st floor :

Clearance 9.89 m² approx.

Bedroom 3 - 12.54 m² approx. with built-in cupboard

Room 4 - 15.82 m² approx.

Bedroom 5 - 12.38 m² approx. with built-in cupboard

Bathroom approx. 7.74 m² and separate WC

Fitted attic with 40.47 m² of attic space. Carpeting on concrete walls.

Room 1 - 12.17 m² approx. floor, 1 window, ceiling panelling and parquet flooring

Room 2 - 14.62 m² approx. floor, 2 windows, ceiling panelling and parquet flooring

On the ground floor :

2 garages of 17.76 m² and 25.96 m², concrete floor and sliding doors.

Workshop 70m², water and electricity, concrete flooring

wine cellar 14.89 m² approx.

Boiler room 7.91 m² approx.

On 767m² of land.

Comfort of the house :

Built on 3 floors

Mains drainage

Cast iron and steel radiators

Viesmann boiler from 1990 and 1500l oil tank

Climatic boiler and 1500l oil tank

20 cm thick glass wool insulation on warping

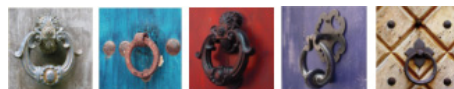
Are you interested ?



Marie

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