

## Price on request

### Contact agency

Devier Immobilier SGM

45, Plan des cafés

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### Rental house

4 rooms

Surface : 85 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Surface of the land : 837 m<sup>2</sup>

Exposition : Ouest

View : Campagne

Hot water : Electrique

Inner condition : GOOD

### Features :

AIR CONDITIONING, electric shutters, Bedroom on ground floor, double glazing, Automatic gate

3 bedroom

2 terraces

1 shower

1 WC

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A



## House 8311 Saint-Brès

FOR RENT – Single-story 3-bedroom house with large plot In a privileged, quiet, and green setting, discover this charming 3-bedroom house with 85 m<sup>2</sup> of living space, situated on an 837 m<sup>2</sup> landscaped, private plot offering unobstructed views of nature. The house features a bright living room equipped with reversible air conditioning, opening onto a semi-open fitted kitchen with direct access to the terrace. The sleeping area includes three bedrooms, two of which have built-in closets, a bathroom with a double sink, and a separate toilet. Outside, you will enjoy large tiled terraces, a spacious landscaped garden, a solid workshop-type shed, as well as a second garden with a shed at the entrance of the house. Private parking spaces complete this property, with an electric gate. Estimated annual energy cost between €1160 and €1620 (based on average prices from 2021, 2022, and 2023) Rent: €1400 Security deposit: €1400 Fees for visits, application processing, and contract drafting: €340 Inventory fees: €255 Unpaid Rent Guarantee Insurance included with this property.

Document non contractuel

