

233 200 €

Contact agency

Agence BBii

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For sale house

4 rooms

Surface : 125 m<sup>2</sup>

Surface of the living : 29 m<sup>2</sup>

Hot water : Gaz

Inner condition : a refresh

External condition : a refresh

1 bedroom

1 terrace

1 bathroom

3 WC

1 cellar

Document non contractuel

06/05/2024 - Prix T.T.C



## House 8548 Sainte-Colombe

Located in Sainte Colombe, close to all amenities (pharmacy, schools, high schools, clinic, bus, etc.) and 5 minutes from the motorway (direction Lyon or Valence), Semi-detached town house of approximately 129 M<sup>2</sup>, on 2 levels, built on a pretty vaulted cellar of 23 M<sup>2</sup>. You will find on the ground floor a living room with kitchen of 29 M<sup>2</sup>, giving access to a small courtyard. On the 1st floor, you will arrive via a long corridor to a large bedroom of 13.24 M<sup>2</sup> with WC, pantry and a bathroom of 6 M<sup>2</sup>. By accessing the 2nd floor, you will discover a 2nd WC and a very large bright room of more than 33 M<sup>2</sup> in which there is the possibility of making 2 or 3 bedrooms! You can access the roof through the attic (offering storage possibilities), accessible by a staircase. You will be surprised by the beautiful ceiling heights. optical fiber installed. Gas heating. DPE ok. Come and visit quickly! Fees are the responsibility of the seller. The Energy Performance Diagnosis (EPD) was carried out using a valid but unreliable and non-enforceable method. Information on the risks to which this property is exposed is available on the Géorisks website: [www. geohazards. govt. Fr](http://www.geohazards.govt.fr). BBii Real Estate Network - Your commercial agent (RSAC N°901 028217 - VIENNA Registry) Céline BARROU Individual Entrepreneur 06 24 47 08 00

Fees and charges :

233 200 € fees included

