

## Price on request

### Contact agency

**Nagep Immobilier Transactions**

26 place Saint James

03450 Ebreuil

06 60 68 98 98 /

thierry.pegand@nagepimmobilier.com

### For sale house

**6 rooms**

**Surface : 113 m²**

**Surface of the land : 671 m²**

**Year of construction : 2023**

**Hot water : Individuel**

**Inner condition : NEW**

**External condition : NEW**

**Couverture : tiling**

### Features :

single floor, Distribution eau : INDIVIDUEL,

Energie Eau : POMPE A CHALEUR,

Bedroom on ground floor, double glazing

3 bedroom

1 terrace

2 show ers

1 WC

1 garage



## House 1013 Cognat-Lyonne

New house from 2023 RE 2020 with 113 m² of living space and a garage. Very bright house with beautiful spaces, composed of a large living room opening onto a kitchen area giving access to a large terrace, hallway, 3 bedrooms, WC and a bathroom as well as a master suite with a second bathroom. The land is fully enclosed. Collective sanitation. Heating by Air/Water heat pump and heated floor. REDUCED NOTARY FEES DAMAGE TO BUILDINGS NEW HOUSE 2023.

Information on the risks to which this property is exposed is available on the Géorisques website. 06 95 29 80 64.

Fees and charges :

Document non contractuel

11/08/2025 - Prix T.T.C