

289 000 €

Contact agency

WE INVEST

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For sale stone house

5 rooms

Surface : 155 m²

Surface of the living : 35 m²

Surface of the land : 947 m²

Year of construction : 1969

Exposition : Sud ouest

Inner condition : GOOD

Couverture : slate

Features :

POOL, wood stove, Bedroom on ground floor, double glazing, Laundry room, Automatic gate

3 bedroom

1 terrace

1 shower

2 WC

1 garage

4 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel



Stone house 200 Luc-la-Primaube

Rare on the market! In the heart of PRIMAUBE, I invite you to come and discover this magnificent detached house, built in 1969, it offers you an exceptional living environment with a living area of 155 m². Sitting on a plot of 947 m², it is bathed in light thanks to its triple exposure. The house extends over three levels, offering a harmonious distribution of five rooms, including three comfortable bedrooms with the potential for an additional bedroom. On the ground floor, there is a 35 m² garage, a laundry room, a bedroom, a WC and a boiler room. On the first level, a spacious 35 m² living room/dining room opening onto a 15 m² terrace will welcome you, it is equipped with a recent wood stove perfect for a warm atmosphere on winter evenings. The equipped kitchen, a kitchenette type, benefits from a pantry for additional storage as well as direct access to the terrace. Two bedrooms, an office, a toilet and a shower room with bathtub complete this level. The second level is fitted out as a large bedroom of 26 m² on the ground floor, ideal for a teenager or for entertaining. Double-glazed PVC/aluminum windows, electric shutters, and attic insulation guarantee optimal insulation. For your comfort, the house features a pellet boiler installed in 2021, coupled with cast iron radiators, as its heating and hot water system. In short, it's the BEST! Parking is easy with several outdoor spaces in the central courtyard. And for swimming enthusiasts, an above ground pool with children's slide comes awaits you for



289 000 € fees included