

## Price on request

### Contact agency

Pontonx Immobilier

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### For sale house

**4 rooms**

Surface : 113 m<sup>2</sup>

Surface of the living : 40 m<sup>2</sup>

Surface of the land : 700 m<sup>2</sup>

Year of construction : 1984

View : Citadine

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

### Features :

fireplace, Bedroom on ground floor, double glazing

3 bedroom

1 bathroom

1 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel



## House 2029 Narrosse

This charming detached house, located in a quiet neighborhood of Narrosse, offers a generous living area of 113m<sup>2</sup> spread over two levels. The living space features a spacious 40m<sup>2</sup> living room with a cathedral ceiling and wood stove, complemented by a fully equipped independent kitchen and a 30m<sup>2</sup> bioclimatic pergola. Built in 1984, the house is well maintained and equipped with an electric heating and hot water system. Situated on a 700m<sup>2</sup> plot, the property offers an open city view and is connected to the public sewage system. In addition to three comfortable bedrooms, you'll find a bathroom and a toilet on the ground floor. Among the amenities offered are a ground-floor bedroom, an attached garage with a pantry, and two garden sheds. A must-see! DPE: D. Property tax: €1184. Information about potential risks to the property is available on the Géorisques website. Fees are payable by the seller.

Fees and charges :

