

## Price on request

Contact agency

Agence BBii

30 rue Mgr A.Daumas

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For sale house

7 rooms

Surface : 140 m²

Surface of the living : 32 m²

Surface of the land : 658 m²

Year of construction : 1927

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

Kitchen garden, attic, cellar

4 bedroom

1 bathroom

2 WC

1 garage

2 cellars

Document non contractuel

06/10/2025 - Prix T.T.C



## House 8973 Chauffailles

New BBii Listing – Character Stone House – 1927 – 4 Bedrooms – 658 m² Plot – Quiet Area Close to Amenities Located in a peaceful and sought-after residential neighborhood, this charming stone house, built over a cellar and dating back to 1927, will captivate those who appreciate authenticity and bright, spacious interiors. On the ground floor, you will find: A large entrance hall A bright, spacious through-lounge with large windows, A refined study featuring period wood paneling and elegant solid oak flooring, A kitchen ready to be customized to your taste, A separate WC. Upstairs, the landing leads to: Four bedrooms, A bathroom, A walk-in closet, A second WC. The entire property sits on a wooded 658 m² plot, complete with a well, a garage, a workshop, and a bird aviary, providing a lovely outdoor space for your personal or family projects. Immediate proximity to amenities (schools, shops, transport) while enjoying a tranquil setting. A home with great potential, perfect for a family or a renovation project in an authentic environment. Connected to the main sewer system, Convertible attic space, Roof renovated in 2000 Energy Performance Certificate in progress Please don't hesitate to contact us to receive a virtual tour of this property. You can now click the link below to access my calendar:

<https://calendar.app.google/2cMB3GiPt55LeZVK6> Price: €210,000 (fees included, payable by the seller) Marine Lanière, Négociatrice 06 50 22 84 84 Site:

