

**Price on request**

**Contact agency**

**Agence BBii**

30 rue Mgr A.Daumas

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**For sale house**

**7 rooms**

**Surface : 302 m²**

**Surface of the living : 50 m²**

**Surface of the land : 1228 m²**

**Year of construction : 1920**

**Exposition : Sud**

**Hot water : Electrique**

**Couverture : tiling**

**Features :**

POOL, 2 terraces, Automatic gate,  
Bedroom on ground floor

7 bedroom

2 terraces

1 bathroom

3 showers

4 WC

2 cellars

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : C**

Document non contractuel

08/07/2025 - Prix T.T.C



### House 8871 Chauffailles

BBii offers you a stone's throw from the center of Chauffailles and all amenities, a spacious family home of approximately 236m², on a plot of 1228m², with a second adjoining house of 66m². Each with its own independent access. The main house includes, on the ground floor, a fitted kitchen open to the living room and dining room built on 78m², a master suite with dressing room and bathroom-shower with WC, a bedroom with an office on the mezzanine. The first floor has 4 large bedrooms, one of which has a shower room and shower room with WC. The attic is fitted with a gym and a cinema room. The adjoining cottage consists of a kitchen, a living room with access to the garden, a pretty bedroom and a shower room with WC. The attic could be converted to increase the surface area. Heating: wood stove with diffuser for the upper floor, town gas boiler and pellet stove. Roof monitoring in 2024. Exterior insulation done in October 2021. All-to-the-sewer. An above-ground swimming pool, facing due south with a pretty terrace completes the space. The house is located 2 minutes walk from Chauffailles station. Price: €340,000 (fees included, payable by the seller). VOLLIN Sophie, Negotiator 06 72 73 02 76 Siret: 908 324 767 00015. Fees and charges :

