

Montelimar, nice recent storey house with 4 bedrooms, garden, garage and close to amenities.



INFORMATION

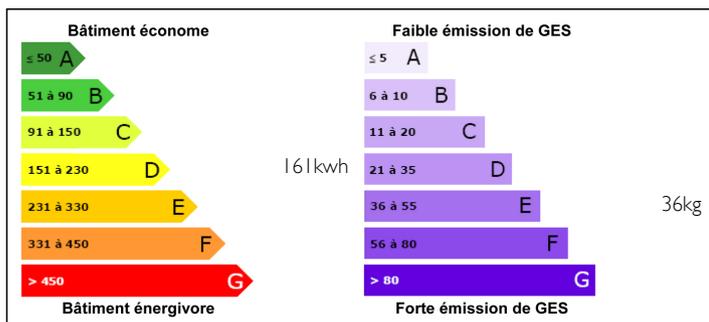
Town:	MONTELMAR
Department:	Drome
Bed:	4
Bath:	1
Floor:	117 m2
Plot Size:	525 m2



IN BRIEF

Opportunity in Montelimar, built in 2007, this 117 m2 family house offers a large and bright living room with equipped kitchen, four bedrooms, a bathroom with bath tub and shower, an attached garage, a garden with covered terrace, a little courtyard with gate, two private parking spaces in a calm residential area but close to all amenities. Gaz heating, air conditioning, alarm system, double glazing.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Located at the end of the street in a quiet residential borough, this house includes :

A 40m² courtyard and a 28m² garage with double access.

A 54.5m² living area including kitchen.

4 bedrooms of about 12m² each with built-in cupboards with sliding door.

A 7,2m² bathroom and a separated toilet.

A 18.6m² covered and South facing terrace.

An outside green space of 400m² around the house.

Only few minutes from center city and all amenities including shops, school, hospital, leisures, motorway and train station.

Montelimar is the city of sweet « nougat » and is called the « provence doorway ».

You can reach the French Riviera in about 1h30 By car and the first ski resorts in the alps within 2hours driving.

LOCAL TAXES

Taxe foncière: 1120 EUR

NOTES