

Annonay, house on the heights with swimming pool and 180° view in St-Clair (07), land 2,000 m² (leggett video)

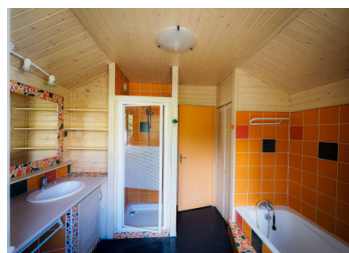


INFORMATION

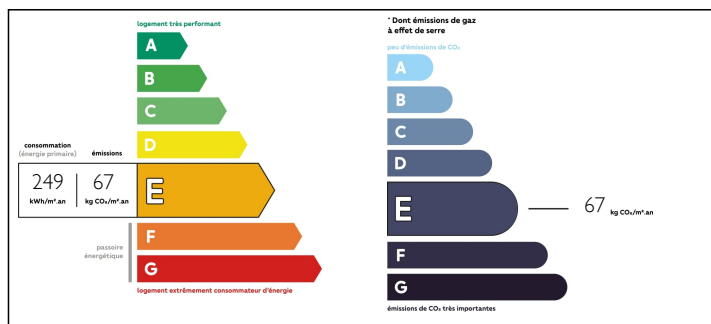
Town:	Annonay
Department:	Ardèche
Bed:	4
Bath:	1
Floor:	132 m ²
Plot Size:	2067 m ²

IN BRIEF

On a landscaped grounds, this 132 m² house faces south and enjoys a magnificent 180° view of the Vercors and the surrounding countryside, not overlooked. On one level, all the rooms are oriented towards the garden and the 2 terraces: a living room of 38 m² with wood stove opening onto a terrace with pergola, a fully equipped and fitted kitchen of 12 m², three bedrooms (13 m² and 2 of 12 m²), a bathroom of 8 m², a toilet, and a laundry room of 10 m². Above the living room, a large mezzanine with two adjoining rooms for possible extension. The outbuilding near the swimming pool could be transformed into a studio to receive your friends or your family. A large garage of 30 m² with double doors and direct access to the house and the garden. Ideally located 20 minutes from the A7, 1 hour from Lyon and 2.5 hours from...



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

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 712 EUR

NOTES