

Near Louhans, house of 130m2 newly renovated. 4 bedrooms. Possibility of creating an independent studio.

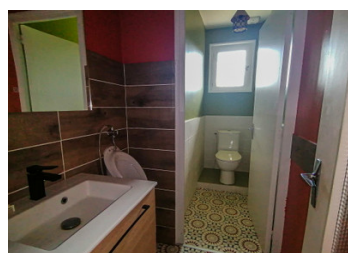


INFORMATION

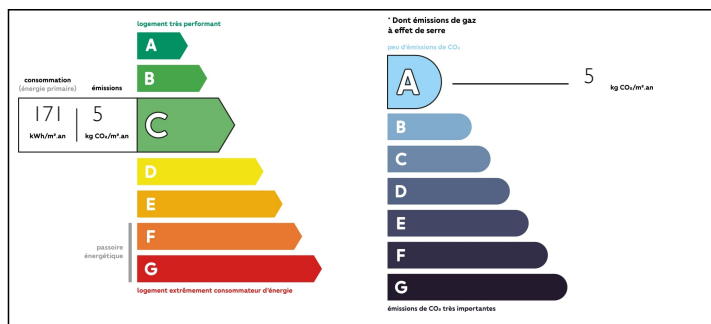
Town:	Louhans
Department:	Saône-et-Loire
Bed:	4
Bath:	1
Floor:	130 m2
Plot Size:	1242 m2

IN BRIEF

At 1h30 from Switzerland and the ski slopes of the Jura, at the gates of the town of Louhans in the heart of a district where life is good, come and discover this house built on a basement which has been recently renovated and is laid out as follows. On the first level: A fitted kitchen, living room, with a fireplace, opening onto a terrace of about 20m2, 4 bedrooms, one of which is on a third level all equipped with a storage space. A shower room, a toilet with hand basin. In the basement: A garage, a cellar and three rooms redone which can be transformed into flat, an independent toilet. Energy: A heat pump 16kw/h, a thermodynamic water heater, insulation roof and ceilings redone, new double glazing. A garden of 1200m2, fenced and with some trees. .

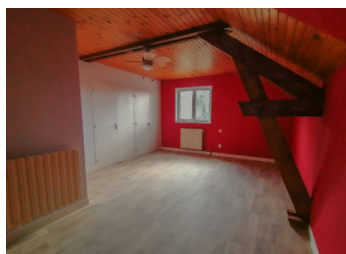


ENERGY - DPE



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

Surface areas (approx.)

Kitchen: 12m²

Living room : 34m²

Bedroom 1: 12m²

Bedroom 2: 9m²

Bedroom 3: 14.50m²

Bedroom 4: 19.50 m²

Shower room / 7m²

Bathroom: 3m²

Garage: 33m²

Cellar: 8m²

Corridors and hallways 20m²

Room 1 with water supply and thermodynamic water heater: 28m²

Room 2 with access to toilet 20m²

Room 3 with possible opening for outside access: 8m²

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

NOTES