

House on basement of 90m2 on 700m2 of land

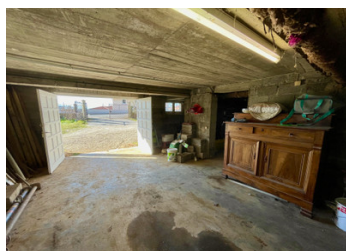


INFORMATION

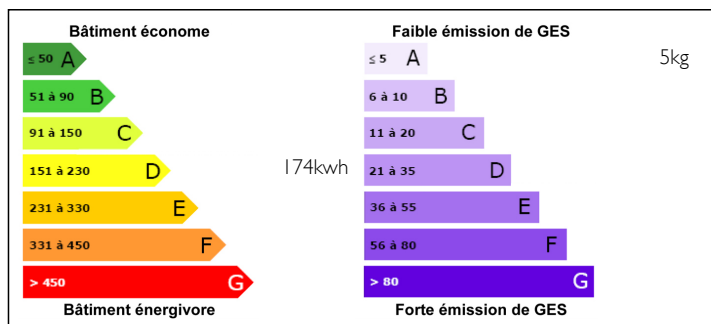
Town:	Saint-Cyr-les-Vignes
Department:	Loire
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	700 m2

IN BRIEF

Saint Cyr les Vignes, 5min from Montrond les Bains, 35min from Saint Etienne and 1h from Lyon. Come and discover this charming 90m2 house with a basement of the same size. The basement consists of a garage (2 cars) and a storage area. On the first floor, the house has a beautiful living room, very bright giving access to a large terrace facing west to enjoy the sunsets of the beautiful summer to come. A large separate equipped kitchen will allow you to prepare small dishes without the smells invading the relaxation areas. Three large bedrooms will allow everyone to keep their independence. A shower room with toilet and wall cupboard. The advantages of this house : - New PVC double glazing windows - New insulation from the outside - new façade - New air/water heat pump - New pellet stove - New thermodynamic water heater More information on our Leggett website



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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More information on our Leggett website

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

NOTES