LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41157DIH07 Price: 332 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (320 000 EUR without fees)

Traditional house of 107m with swimming pool on a plot of 1513m .















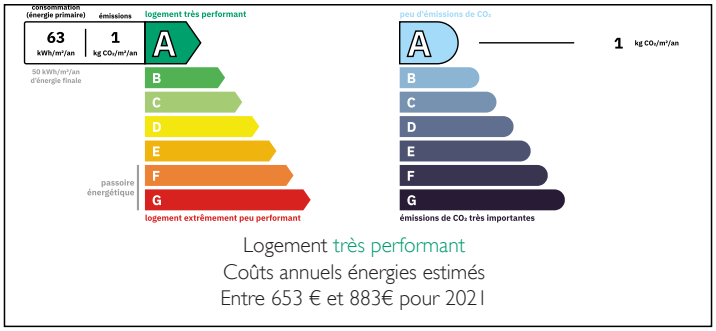
INFORMATION

Town:	Saint-Paul-le-Jeune
Department:	Ardèche
Bed:	4
Bath:	2
Floor:	106 m2
Plot Size:	1513 m2

IN BRIEF

Traditional house of 107m² with swimming pool on a plot of 1513m².
3 bedrooms
2 shower rooms
Open-plan kitchen
Living/dining room with wood-burning stove
Well located close to all amenities

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 653 € et 883€ pour 2021

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41157DIH07 Price: 332 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (320 000 EUR without fees)







LOCAL TAXES

Taxe foncière: **1125 EUR**

NOTES

DESCRIPTION

Magnificent Renovated Traditional House - Saint-Paul-le-Jeune - 107m² on 1512m² of Land

This superb, tastefully renovated traditional house is a true gem nestled in Saint-Paul-le-Jeune, offering an exceptional living environment imbued with charm and authenticity. Built in 2017, this home combines period features with high-end modern amenities.

On the ground floor, a spacious and bright living area, including a welcoming living room and a convivial dining room, opens onto a beautiful terrace offering breathtaking views of the landscaped garden. Two bathrooms and two toilets add an extra touch of comfort to this property.

The 107m² of living space provides optimal living room space, while the 1512m² plot allows you to fully enjoy the surrounding nature. The south-facing aspect guarantees ideal natural light throughout the day.

This house boasts state-of-the-art amenities, including fiber optic internet, cable TV, and individual heating via a wood-burning insert or pellet stove, ensuring optimal comfort year-round.

The exterior is equally impressive, featuring a garage and two parking spaces, a swimming pool for relaxation, and a terrace where you can unwind in complete tranquility.

If you're looking for a peaceful haven that blends modern comfort with old-world charm, this house is perfect for you. A rare opportunity not to be missed, contact us (Didier Hurtrel, RSAC 844350306, tel: +33 6 26 05 10 12, email: didier.hurtrel@leggett.fr) to arrange a viewing today.

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