





## DESCRIPTION

Single-storey house with a functional and bright interior. Entrance hall leading to a 40 m<sup>2</sup> living/dining room, then a 45 m<sup>2</sup> open-plan kitchen and a second 21 m<sup>2</sup> living room. 6.4 m<sup>2</sup> bathroom, three 10 m<sup>2</sup> bedrooms, separate 2.5 m<sup>2</sup> WC and 6 m<sup>2</sup> utility room. Access to the basement is via a staircase located in a one-storey tower offering views in all directions. The basement comprises a 34 m<sup>2</sup> heated room with a WC, a utility room and the tower. Outside: 20 m<sup>2</sup> garage and separate 20 m<sup>2</sup> studio with shower and WC, electrically heated. Also outside, there is a well, garden shed and pond.

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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: 386 EUR**

**Taxe habitation: 122 EUR**

## NOTES