LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42223DIH07 Price: 271 000 EUR

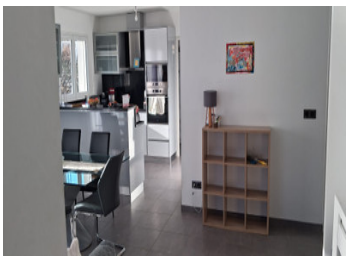
agency fees included: 6 % TTC to be paid by the buyer (255 000 EUR without fees)

Traditional house of 86m 536m plot 3 bedrooms 1 garage



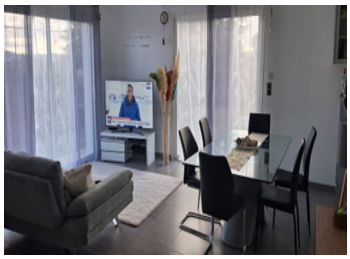












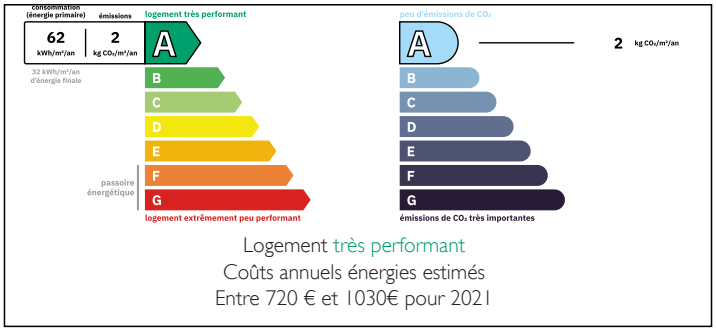
INFORMATION

Town:	Lablachère
Department:	Ardèche
Bed:	3
Bath:	1
Floor:	86 m2
Plot Size:	530 m2

IN BRIEF

Traditional house on a 530m² plot
3 bedrooms

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 720 € et 1030€ 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.

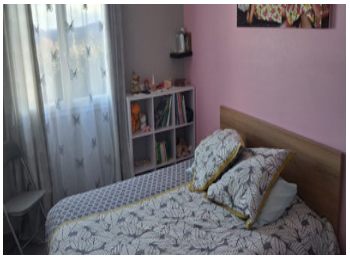
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière: **390 EUR**

NOTES

DESCRIPTION

for Sale – Traditional 3-Bedroom House

Charming traditional house, ideal for a family, located in a quiet and pleasant setting.

It comprises 3 bedrooms, a bright living room with a fully equipped open-plan kitchen, offering a welcoming and functional living space.

The house also features a bathroom, a separate toilet, and ample storage.

You will appreciate its modern layout, its brightness, and its potential for everyday comfort.

A garden with panoramic views, a 21m² garage with plenty of storage, and a mezzanine that serves as an office complete this property.

Close to schools, shops, and public transport, this house is ideal for family life. Don't miss out!

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