LEGGETT
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Ref: A45526LK01 Price: 700 000 EUR

agency fees to be paid by the seller

Ornex: family house 150m2, recently renovated, 3 large bedrooms, terrace, 850 m2 land, next primary school















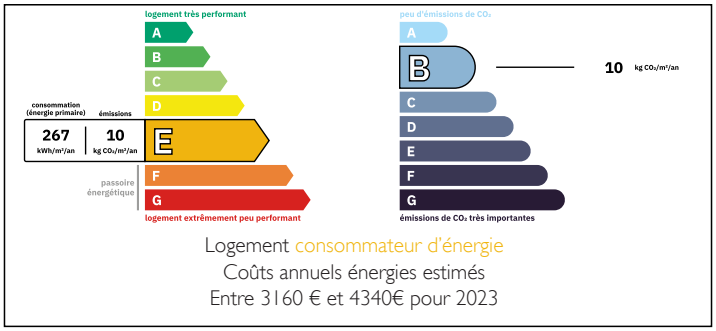
INFORMATION

Town:	Ornex
Department:	Ain
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	827 m2

IN BRIEF

Traditional house built in 1988, recently renovated is located in quiet neighbourhood,
with exceptional vegetable garden, BBQ corner, winter terrace, close to Arcade center, bus stop, pharmacy, restaurants, primary school.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3160 € et 4340€ pour 2023

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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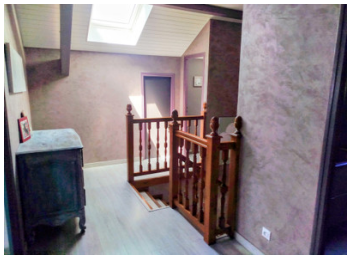
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NOTES

DESCRIPTION

The ground floor: entrance hall, WC, the living area is open in shape U, an italien kitchen with black marbre desk imported from Portugal, dining room with the door leading to the BBQ terrace and salon with double faced fireplace, giving the possibility to enjoy the heat and view from two sides;
Laundry room, entrance to double garage.

Kitchen leads to winter garden and later to the vegetable garden.

The decorative garden is in front of the living room with several trees.

There are 3 large bedrooms on the first floor, corridor, WC, Shower room and bathroom. One bedroom has a balcony.

In 2021 the first floor, with new parquets and painting were done.
In 2021 new shower.
newly done floor heating and adjusted radiators for extra heat.

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

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