

**425 000 €**

**House for sale**

**5 rooms**

**Surface : 120 m<sup>2</sup>**

**Surface of the living space : 50 m<sup>2</sup>**

**Surface of the land : 645 m<sup>2</sup>**

**Exposure : Est ouest**

**Hot water : Thermodynamique**

**Indoor condition : Rénové**

**Outdoor condition : A rafraichir**

**Benefits :**

air conditioning, double glazing, Bedroom on ground floor, electric shutters

4 bedroom

1 bathroom

1 shower

2 WC

**Energy class (old measure) : B**

**Climate class : A**

Document non contractuel

04/05/2024 - Prix T.T.C



### House ref. 804V1031M Rognonas

In Rognonas, come and discover this single-storey house of 120 m<sup>2</sup> on a plot of 645 m<sup>2</sup> of land with a swimming pool on which there is a shed and a garden shed. The interior was completely renovated in 2020. Very well located and close to all amenities (shops, schools...).

This property consists of a large living room of 50 m<sup>2</sup>, an equipped kitchen open to the living room, a laundry area adjoining the kitchen with access to the thermodynamic hot water tank, 4 beautiful bedrooms including a master suite with its shower room, wc and large dressing room. A bathroom equipped with a bathtub, a shower and a double sink completes this house.

Rolling shutters on all the windows.

Heat pump, wood stove.

Borehole and city water.

To visit without delay !!!!!

For more information, contact Aurore CARO EI on 06 99 33 72 89, commercial

