

House - 120 m²

CLAVIERS

399 000 €*

* Agency fees will be borne entirely by the seller



DESCRIPTION DU BIEN

Villa on a beautiful plot (6,370 m²), with a large garage and swimming pool, at the end of a cul-de-sac, in a wooded setting, with some unobstructed views. This house is located in a very quiet and private area, not overlooked, close to Claviers. The house comprises: - On the ground floor: a large, fully equipped open-plan kitchen with a dining area (21 m²), a double living room (34 m²) with a fireplace, a bedroom (15.5 m²) with a terrace, a separate toilet, and a large bathroom (8 m²). The kitchen opens onto a generous south- and west-facing terrace with bbq. - Upstairs: two beautiful bedrooms (14.5 m² and 15.5 m²), one of which has an exit to the garden. - On the garden level: a very large garage (52 m²) with a small shower room/toilet. Internal access to the upper level (ground floor). Living space: approximately 120 m² (1,260 sq ft). Sturdy house, with no cracks or moisture problems. Single-glazed woodwork. Septic tank, mains water, electric heating. Plenty of built-in closets. Bright house with good orientation. Outbuildings: swimming pool below the house, workshop adjoining the house (16 m²), small cellar. Several parking spaces and numerous terraces. For someone seeking peace, nature, and space, for vacation or year-round living, this house is perfect. HOUSE PLANS AVAILABLE UPON REQUEST

LE BIEN EN DETAIL

Reference : MH082
Town : CLAVIERS
Transaction : Sales
Type of property : House
Price Including charges : €399 000
Surface : 120 m²
Land : 6370 m²
Floors : 1

Number of rooms : 5
Number of bedrooms : 3
Bathroom : 1
Shower room : 1

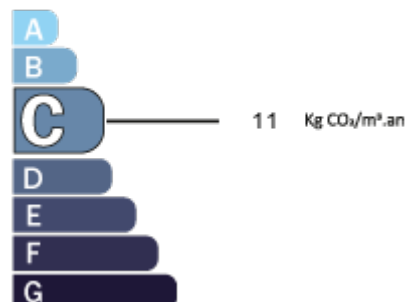


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2025) :
mini. 2890€ max. 3960€



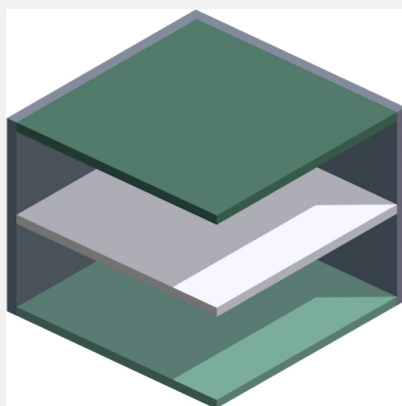
Greenhouse Gas Emissions in Kg CO₂² / m² / year
* Dont émissions de gaz à effet de serre



LE BIEN EN PHOTOS







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