

House - 204 m<sup>2</sup>  
SAINT-CLAUD

HAI  
Price: €199 500 \*  
Honorary Award Excluded: €190 000  
\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Superb Quality Large Edge of Village Detached Property, High Spec Built in the Late 80's This property has a lot going for inc south facing, extensive covered terraces and large heated garage, basic amenities all on foot, eco geothermal underground source heating and more Over 200m<sup>2</sup> of living space on offer comprising Entrance hall with built in wardrobes - Living room approx 50m<sup>2</sup> with fireplace and wood burner - separate fitted kitchen with good range of units - two good size bedrooms - bathroom - separate wc , First floor - superb crafted staircase to three further bedrooms and a bathroom shower and wc substantial storage everywhere Large attached garage of approx 50m<sup>2</sup> which is tiled and houses the state of the art geothermal heating system with provides underfloor heating for the ground floor and radiators upstairs and in the garage - Outside of the garage a large covered in parking area and covered terrace the length of the front of the house and a further detached outbuilding for sstorage and or workshop Strongly recommend an early viewing for this one ! PRIX HONORAIRES D'AGENCE INCLUS : 199 500 euros dt 5.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 190 000 euros

## LE BIEN EN DETAIL

Reference : 903JS16  
Town : Saint-Claud  
Transaction : Sales  
Type of property : House  
Price including charges : €199 500  
Property tax : €1 207  
Surface : 204 m<sup>2</sup>  
Land : 1340 m<sup>2</sup>  
Construction : 1989

Number of rooms : 6  
Number of bedrooms : 5  
Bathroom : 1  
Shower room : 1



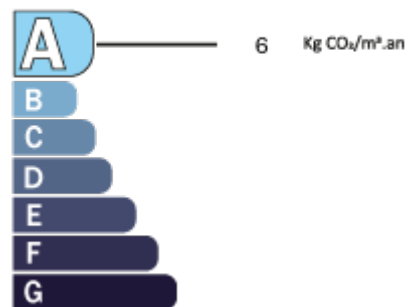
## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year  
Coûts annuels estimés (2022) :  
mini. 2250€ max. 3120€



Greenhouse Gas Emissions in Kg CO<sub>2</sub><sup>2</sup> / m<sup>2</sup> / year

\* Dont émissions de gaz  
à effet de serre



## LE BIEN EN PHOTOS





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