



DESCRIPTION

This well-maintained property offers excellent indoor and outdoor living features, ideal for both year-round living or a holiday home. Set on a generous plot, the home includes a spacious 30 m² terrace with two electric awnings, a wooden above-ground pool, and a landscaped garden with a variety of mature fruit trees including plum, apple, peach, mirabelle, and Reine-Claude.

Additional features include:

- Detached garage with automatic door (for one car)
- Electric gate for secure access
- Double glazing and wooden shutters throughout
- Efficient heating with a wood-burning insert, two reversible air conditioning units on the ground floor, and electric convectors
- Fibre internet

LOCAL TAXES

Taxe foncière: 1052 EUR

Taxe habitation: EUR

For those who enjoy gardening or DIY, the property also includes:

- A chalet workshop, 9 m² greenhouse, attached pantry/laundry room with solar/electric water heater, and several rainwater tanks
- A covered lean-to, a well, and a large 40 m² chicken coop
- A barbecue area, fountain, and a constructible section of the plot with solar panels installed by the owner to reduce electricity costs

NOTES

The roof has been treated, insulation is good, and the home is ready to move into with no major works needed.

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