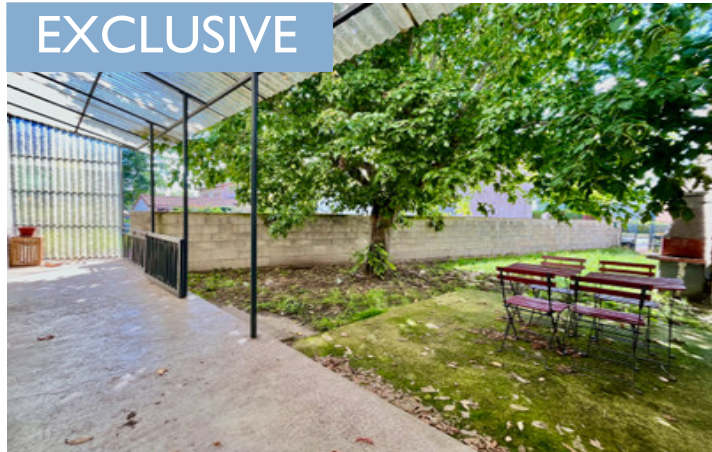
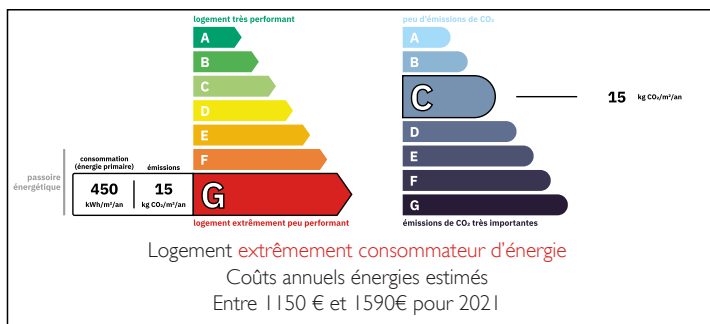


House 2/3 rooms

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Magneux-Haute-Rive
Department:	Loire
Bed:	3
Bath:	1
Floor:	65 m ²
Plot Size:	100 m ²

IN BRIEF

Come and discover this charming 65m² house with enormous potential to become your cosy nest.

No time wasted with just the right amount of land: 100m² that is easy to maintain!

A generous front porch adds a touch of American style. Why not consider adding a small swing seat for those balmy evenings?

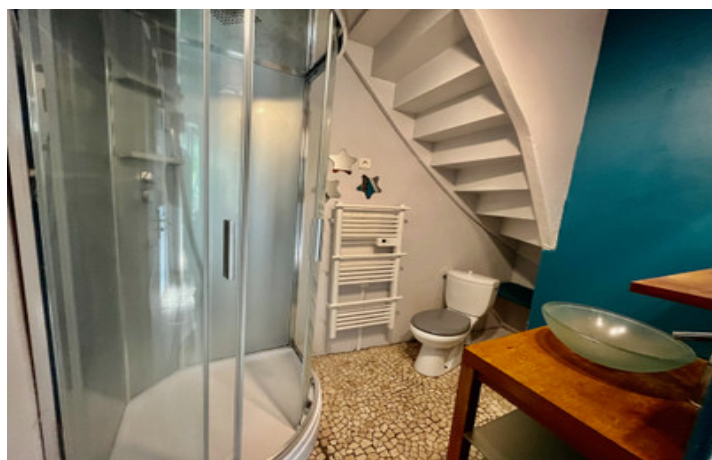
On the ground floor, you can create a cosy atmosphere in the living room, which leads to a small kitchen.

The bathroom is on the same level and has a wall cupboard, shower, vanity unit and toilet.

Upstairs, you will find a first separate bedroom (where the lowest side is over 1.80m high).

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.



DESCRIPTION

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Upstairs, you will find a first separate bedroom (where the lowest side is over 1.80m high).

Also on the same level is a large room with a wall cupboard that can be used as a second living room, large office or double bedroom, as it provides access to the top floor.

This floor has a final bedroom with a dressing room and a magnificent view of the plain.

Don't wait any longer, take the plunge and give me a call!

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

LOCAL TAXES

Taxe habitation: EUR

NOTES