

€ 272 500

Buying house

4 rooms

Surface : 103 m²

Surface of the living : 26 m²

Surface of the land : 2700 m²

Exposition : Est

View : Campagne

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Amenities :

fireplace, Bedroom on ground floor,
double glazing, Laundry room, calm

3 bedroom

2 terraces

2 bathrooms

3 WC

2 garages

10 parkings

Energy class (dpe) : D

**Emission of greenhouse gases
(ges) : B**

Fees and charges :

272 500 € fees included

01/05/2024 - Prix T.T.C



House Jau-Dignac-et-Loirac

Real family home near the river and its small ports, the immediate possibility of putting down your furniture and suitcases. An 80 m² building extending from the farmhouse offering a multitude of development possibilities, covered terraces that can accommodate friends and family, the roofs are recent. A large enclosed garden with trees of 2700 m², with parking spaces. You will be seduced by the quality and beauty of the materials used for the decoration of the 3 bathrooms. Stone walls embellish the 2 bedrooms on the ground floor. A dormitory ready to receive children. A fitted kitchen with its pantry. A living room, living room to enjoy the fireplace. Outbuildings and workshops complete this property. sanitation is new and up to standard. The joinery is PVC double glazing. To discover !!!!!!! Ref. : 880V520M - Mandat n°3502



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Carte professionnelle n°CPI 3301 2017 000 022 101 - RCS 322 076 118 R.C.S. Bordeaux

Code NAF 6831Z - SIRET 32207611800023 - Garantie financière : Gestion immobilière GALIAN ASSURANCES 89 rue de la Boétie 75008 Paris 08
Montant de la garantie 200000€ Transaction sur immeubles et fonds de commerce Peut recevoir des fonds GALIAN ASSURANCES 89 rue de la Boétie 75008 Paris 08 Montant de la garantie 120000€ - Document non contractuel -