

# AGENCE DU COIN

Transaction - Expertise - Location - Tél : 04 94 82 94 16

[www.agenceducoin83.com](http://www.agenceducoin83.com)

€ 452 000

## Buying house

5 rooms

Surface : 135 m<sup>2</sup>

Surface of the living : 45 m<sup>2</sup>

Surface of the land : 582 m<sup>2</sup>

Year of construction : 2013

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : tiles

## Amenities :

pool, Baie à galandage, fireplace,  
Bedroom on ground floor, double  
glazing, Automatic Watering, Laundry  
room, Automatic gate, calm

3 bedroom

1 terrace

2 showers

2 WC

1 garage

6 parkings

Energy class (dpe) : C

Emission of greenhouse gases  
(ges) : A

Fees and charges : P&S T.T.C

Annual current expenses 360 €



## House Figinières

Very pretty house in Figinière, ideally located close to the village and schools. This modern house, built in 2013, sits on a plot of 606 m<sup>2</sup>. With its 135 m<sup>2</sup> of living space spread over 5 rooms, it offers exceptional comfort for the whole family. On the ground floor, you will find a master suite with adjoining shower room, a separate toilet with window and sink, a practical office, and a large bright living room of 55 m<sup>2</sup> opening onto an equipped kitchen and its pantry, all giving access in the garage. The garage is fully tiled and has a mezzanine for more storage and measures 20m<sup>2</sup>. Upstairs, two bedrooms each of over 12m<sup>2</sup> open onto a large shower room, while a super large 8m<sup>2</sup> dressing room offers generous storage space. Completes the floor with a separate toilet and cupboard in the hallway. Also enjoy an outdoor swimming pool, numerous parking spaces, all in a green and peaceful setting. The house is fully air-conditioned, a recent pellet stove has been installed. No work required, this house is ready to welcome its new owners in absolute comfort. Don't miss this unique opportunity! Contact Laetitia 06. 08 94 29. 68. Ref. : 718V1941M - Mandat n°1205



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Document non contractuel - Barème de prix disponible sur notre site internet