



BEAUTIFUL 180 SQM FAMILY HOUSE - EYSINES AREA - 1100 SQM PLOT OF LAND

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SELLING PRICE : €850,000

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SOLE AGENCY

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56 avenue de la Libération  
Charles de Gaulle  
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## DESCRIPTION

On a large plot of land (where a swimming pool is possible) and ideally South-West oriented, this beautiful 180 sqm family house has been freshly renovated.

The ground floor has a living room with fireplace, a dining room and a large dining kitchen. A corridor leads to the night area with 2 bedrooms and a large bathroom. Storages, a laundry room and a 35 sqm garage complete this first level.

The 2nd level includes a mezzanine that can be converted into a study room that serves 2 other bedrooms.

A beautiful garden and a carport complete this property.

# FEATURES

Type de bien:	House	Surface:	-	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 128kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : A kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$1,290.00 et \$1,810.00

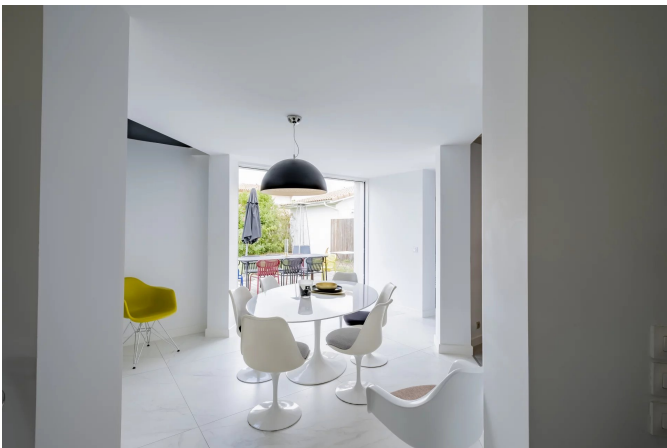
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