

248 000 €

Buying house

5 rooms

Surface : 142 m<sup>2</sup>

Surface of the land : 6531 m<sup>2</sup>

Year of construction : 1980

View : Jardin

Hot water : Electrique

Inner condition : renovated

External condition : exceptional

Couverture : tiles

Features :

electric shutters, Bedroom on ground floor,  
calm, garden sheds

3 bedroom

2 showers

2 WC

2 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

27/12/2024 - Prix T.T.C



## House 8793 La Pacaudière

BBii offers you this charming single-storey house comprising 142m<sup>2</sup> of living space on a 6500m<sup>2</sup> wooded plot with numerous outbuildings (double garage with recent garage door, cellar, garden shed, chicken coop). The house is composed of a large living room decorated with a beautiful central fireplace, a fitted kitchen, two bedrooms, a shower room/wc, a separate wc and a master bedroom including a dressing room and a shower room. A large 34m<sup>2</sup> veranda overlooking the garden will further seduce you. This house has many advantages: triple glazing with swinging windows, 4-sided fireplace, large landscaped gardens, new above-ground swimming pool, electric roller shutters, anti-scratch parquet flooring, etc. The house is 25 minutes from Roanne, 15 minutes from Lapalisse. Price: €255,000 (fees payable by the seller) You can now book your visit appointment online via this link: <https://calendar.app.google/SPZTbVSKiUVNAhVRA> Lapierre Marine, Negotiator 06 59 32 84 84 Siret: 95316539600011

Fees and charges :

248 000 € fees included



**3 AGENCES A VOTRE SERVICE - Téléphone 04 97 22 24 83 - Siège : 30 rue Mgr A.Daumas - 06300 Nice**  
7 Quai du vieux port - 06 230 Saint Jean Cap Ferrat / Montohan 22480 Canihuel

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