

497 000 €

**For sale house**

**4 rooms**

**Surface : 112 m<sup>2</sup>**

**Surface of the living : 29 m<sup>2</sup>**

**Surface of the land : 3707 m<sup>2</sup>**

**Year of construction : 1974**

**Exposition : Sud ouest**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

double glazing, Dépendances, Bedroom on ground floor, Laundry room, calm, carport, Possibilité piscine, air conditioning, fireplace

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 parking

**Legal information**

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



**House 4841 Le Tignet**

Exclusive Le Tignet rare for sale on 3,554 m<sup>2</sup> of flat and enclosed land nicely planted with trees connected to the mains drainage, detached house of traditional construction located close to shops in a quiet area facing due south. It is composed of: entrance hall, living room with fireplace, kitchen with dining area opening onto a covered terrace, bedroom with en suite shower room opening onto a terrace, office, laundry area. Upstairs bedroom with bathroom wc. Outbuildings: carport, horse box. Services: double glazing, air conditioning.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1884 and 2550 € (reference year 2025)  
Document non contractuel - 24/04/2025

