



# Le Chat Immo

L'Art de se retrouver chez soi...

04 98 14 85 52

House - 80 m<sup>2</sup>

VARAGES

**119 900 €\***

\* Agency fees will be borne entirely by the seller



## DESCRIPTION DU BIEN

Come discover at the heart of the Varages village this charming house of around 80 m<sup>2</sup> with its terrace and shed. It is located close to shops but in a quiet area. At the ground floor, we find an entry with a laundry room and bath room. On the 1st floor, a WC, a kitchen/livingroom/diningroom with terrace. At the 2nd floor, we can discover 3 bedrooms. This property is equipped with double glazed windows in PVC, electric convectors and it is connected to mains sewers. Concil tax : 335 €. Come quick to visit by calling Le Chat Immo or Bernard Delavaux at 06 82 01 61 72. « Informations on risks to which the property is exposed is available on the website Géorisque <http://www.georisques.gouv.fr> »

## LE BIEN EN DETAIL

Reference : 10079  
Town : VARAGES  
Transaction : Sales  
Type of property : House  
Price Including charges : €119 900  
Surface : 80 m<sup>2</sup>  
Floors : 2

Number of rooms : 4  
Number of bedrooms : 3  
Shower room : 1  
Nbr of terrace : 1

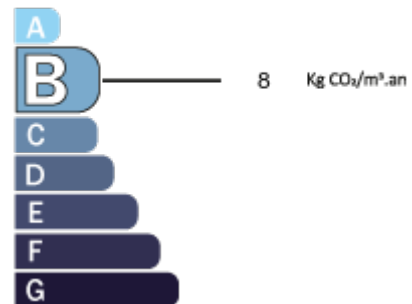


## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year  
Coûts annuels estimés (2021) :  
mini. 1210€ max. 1660€



Greenhouse Gas Emissions in Kg CO<sub>2</sub> / m<sup>2</sup> / year  
\* Dont émissions de gaz  
à effet de serre



## LE BIEN EN PHOTOS







