



# Le Chat Immo

L'Art de se retrouver chez soi...

04 98 14 85 52

House - 90 m<sup>2</sup>

TAVERNES

**105 000 €\***

\* Agency fees will be borne entirely by the seller



## DESCRIPTION DU BIEN

A village house of approximately 90m<sup>2</sup> divided into two apartments : -On the ground floor, an entrance and a studio of approximately 32m<sup>2</sup> with an equipped furnished kitchen, a chimney, a bathroom with WC, storage room and boiler room. -On the first, second and third floor, you can find a duplex of approximately 50m<sup>2</sup> composed of a kitchen/furnished living room with closet and storage room, a bathroom with WC and laundry room, two bedrooms and an office. This property is currently rented. In term of equipment this property benefits of PVC double glazing, wooden and metal shutters, a chimney, electric heating, sanitation with mains drainage and a vaulted cellar of approximately 32m<sup>2</sup>. Ideal investor. « The information about the risks this property is exposed to are available on the georisks website <http://www.georisques.gouv.fr> . »

## LE BIEN EN DETAIL

Reference : 10139  
Town : TAVERNES  
Transaction : Sales  
Type of property : House  
Price Including charges : €105 000  
Surface : 90 m<sup>2</sup>  
Construction : 1800  
Floors : 2

Number of rooms : 5  
Number of bedrooms : 3  
Shower room : 2  
Kitchen : meublee  
Heating : Electric

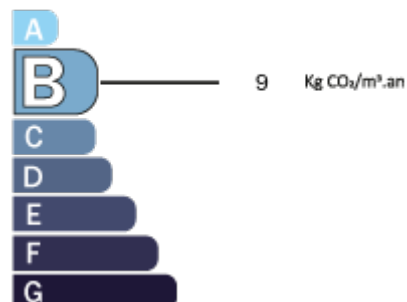


## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year  
Coûts annuels estimés (2021) :  
mini. 1220€ max. 1700€



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



## LE BIEN EN PHOTOS







