



390 000 €

Buying house

5 rooms

Surface : 149 m<sup>2</sup>

Surface of the living : 45 m<sup>2</sup>

Surface of the land : 800 m<sup>2</sup>

Year of construction : 1998

Hot water : Electrique

Inner condition : excellent

External condition : new

Couverture : tiles

Amenities :

fireplace, double glazing, Laundry room,

Portail automatique, calm

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

1 parking

1 cellar

#### Legal information

390 000 € fees included

4,00% VAT of fees paid by the buyer

(375 000 € without fees), no current

procedure, information on the risks to which

this property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr).



### House 38 Crochte

Detached house built in 1998, low-energy, with high-quality materials. With a living area of 149 m<sup>2</sup>, it includes an entrance hall, a 44 m<sup>2</sup> living room with a pellet stove opening onto a fitted and equipped kitchen, and a pantry. Upstairs: a landing, 3 bedrooms, an office, and a large bathroom (shower/bathtub with 2 sinks), and a dressing room. South-west-facing tiled terrace and a fenced, wooded garden. A tiled garage. An alarm system. An electric hookup. An electric gate.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1330 and 1850 € (reference year 2023)  
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