

649 000 €

**Buying house**

**7 rooms**

**Surface : 210 m<sup>2</sup>**

**Surface of the living : 61 m<sup>2</sup>**

**Surface of the land : 721 m<sup>2</sup>**

**Year of construction : 1800**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : renovated**

**Couverture : Tiling**

**Features :**

Pool, Fireplace, Double Glazing,  
Laundry room, Calm

3 bedrooms

2 terraces

2 bathrooms

1 shower

3 WC

1 garage

2 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases  
(ges) : A**

Document non contractuel

01/05/2025 - Prix T.T.C



**House 217963 Puilboreau**

Puilboreau Le Payaud, in a haven of peace without being isolated and close to everything, old house 210m<sup>2</sup> renovated in 2017, on 721m<sup>2</sup> enclosed plot, trees, flowers and not overlooked with 5x10 swimming pool, 36m<sup>2</sup> garage and technical room. Ground floor: furnished and equipped kitchen 23m<sup>2</sup> with fireplace, scullery, living-dining room 61m<sup>2</sup> with high ceilings (6m living room side), fireplace and bay windows opening onto terrace and garden, large dressing room, office 17m<sup>2</sup> (possibility of make a bedroom with bathroom), toilet, boiler room. Floor: large mezzanine, 3 bedrooms, each with its own bathroom or shower room, 2 toilets. Plenty of storage space, double glazing, heating by heat pump. House still scalable because it has 2 entrances and 2 staircases.

Fees and charges :

649 000 € fees included



Carte Professionnelle : 1102T09

Code NAF : 7830Z - SIRET : 51006190600010 - Caisse de Garantie : Allianz de 110000€