



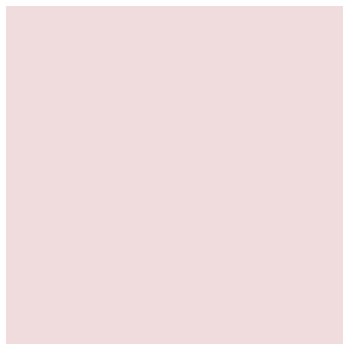
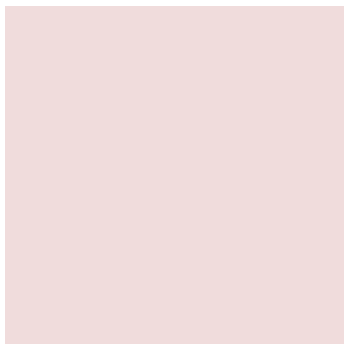
Saint-hilaire-les-courbes

620 600 € Fees inc.

Fees payable by the buyer
Selling price excluding agency fees 580000€
Agency fees in % inc. vat 7%

Stunning property located in Saint Hilaire les Courbes. Wonderful barn converted into a spacious house (297 m²) and a 46 m² apartment with an independant access to it. Are you searching for a high standard quality renovation in idyllic surroundings, with one hectare of land including a section with trees, located in a isolated hamlet ? a potential property income ? This property is suitable for you !! The main house is comprising of a fitted & equipped kitchen (50 m²), spacious and airy living room (67 m²), three master bedrooms ensuite of 25 m² each and a fourth bedroom of 22 m². The access to the apartment can by the outside or the inside of the house. Its size is about 46 m² and offers one living room and a bedroom. A little pond not supplied by a source, human creation.

Agency	BUGEAT	Type	Character house
All levels surface	343m ²	Land Surface	10266m ²
Number of rooms	7	Number of bedrooms	5



Informations

Main house: 297m² approx.

Number of levels : 2

Number of rooms : 5

Number of bedrooms : 4 (including 3 with dressing room and bathroom 37m² / 26m²/ 54.5m² / and 22m²)

Condition : Very good

View : Unobstructed garden

Terrace : yes x 2

Fireplace : wood burning stove in kitchen

Living room : 67m² approx.

Garden : yes

Shower room : 2

Bathroom : 1 with shower and bath

Number of WCs : 3 (2 in the bedrooms, 1 separate)

Garage : carport

Outbuildings : workshop 37m² approx.

Drainage : septic tank s

Heating : Wood-burning stove + heat pump + inertia radiators in the bedrooms

Flat: 46m² approx.

Number of levels : 2

Number of rooms : 2

Number of bedrooms : 1 (approx. 14m²)

General condition : very good, created in 2022

Fitted kitchen : yes 11m² approx.

Living room : 12m² approx.

Terraces : yes

Shower room/ WC : 1 - 3m² approx.

Heating : electric

Annual property tax : 575 euros

Double glazed windows

Insulation (10cm of insulation in the walls, 30 + 20 cm in the roof/ceiling)

Fibre ok

Indoor water meter

Electricity meter : linky inside

Pictures of this ad













































