

# French Properties

ONLINE

€259 900

4 bedroom house

Surface : 256 m<sup>2</sup>

Surface of the living room: 50 m<sup>2</sup>

Surface of the land: 310 m<sup>2</sup>

View : open

Hot water: electric

Heating: electric

Inner condition: renovated

External condition: renovated

**Features:**

calm, shops at walking distance, double glazing, fireplace

4 bedroom

1 terrace

3 bathrooms

3 WC

1 garage

1 parking

1 cellar

Energy class (dpe): C

Emission of greenhouse gases (ges): A

Document non contractuel

07/01/2025 - Prix T.T.C



## House 822 Latour-de-France

Village house with large terrace and garden just a few steps away with direct access to the river. A rare property with in Latour-de-France! This charming renovated village house of approximately 256 m<sup>2</sup> has retained its authenticity whilst offering all the modern comforts you could wish for. On entering the property you are greeted by spacious and airy living accommodation. The large living/dining room of almost 50m<sup>2</sup> opens into a large kitchen. There is also a pantry and a small courtyard with stairs leading to a large open terrace. This floor also provides access to the basement and garage, with space for a small car, bicycles, etc. On the second floor you'll find two large bedrooms and an elegant bathroom with shower, as well as a spacious master suite with access to the east-facing terrace - a perfect place to enjoy the sunrise. On the third floor there is another large suite with magnificent views of the hills, with its own dressing room and bathroom. On this floor there is also a lounge/playroom/office of over 50m<sup>2</sup> with its own mezzanine. The house has a water softener and a good ventilation system. There are double glazed windows, a remote controlled pellet stove to heat the upper floors and electric radiators. The thick stone walls keep the house at a comfortable

