

**262 000 €**

**For sale house**

**Surface : 110 m²**

**Surface of the living : 46 m²**

**Surface of the land : 1200 m²**

**Year of construction : 2015**

**Inner condition : Excellent**

**Couverture : Ardoises**

**Features :**

Chalet bois, Vide sanitaire, Poêle a granulés, double glazing, Adoucisseur d'eau, Buanderie, calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

**Legal information**

262 000 € fees included

4,80% VAT of fees paid by the buyer (250 000 € 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 3563 Nassandres**

Dear potential buyer, discover this superb property located in the peaceful Village district, a green setting in Nassandres. This single-story detached house was built in 2015 and is in excellent interior condition. The kitchen is fitted and heating is provided by reversible air conditioning. For your comfort, this house also offers a wooden chalet, a crawl space, a pellet stove, double glazing, a water softener, and a laundry room. It has 3 bedrooms, 1 bathroom, 1 shower room, and 1 toilet. Also enjoy a beautiful terrace and private parking. The sanitation system is mains drainage. The watchword here is tranquility, so don't hesitate to contact us for a visit!

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 720 and 1040 € (reference year 2025)  
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