

## Architect-designed house, in St. Germain du Bois



331 à 450

F

21 à 35

D

**REF : C628 | PRIX : 298 000 € | VILLE : Saint Germain du Bois**

In the very centre of the village, in a wooden district, one will find this architect-designed house traditionally built, in very good condition. It is composed as follows: downstairs: entrance hall, large lounge with open fireplace and access to the tiled east and south facing terrace through bay windows, toilet, fitted kitchen, two bedrooms with cupboards and private basin, parental suite with dressing room and private bathroom; upstairs: one spacious bedroom, bathroom with toilet, attics. central gas heating and heating with wood; in the basement (on a ground of 172 sqm): heating room, laundry with basin and pump for the well, workshop, cellar, storeroom, shed for garden furniture, large garage with electric portal. Joineries made of oak, double glazing, electric shutters made of aluminium, roof and walls made of bricks insulated and covered with plasterboard. Public sewage system. All this lying on a ground of 3 438 sqm, nicely gardened, with gravelled courtyard, well, lawn, enclosed with automatic gate.

Information on the risks to this property can be found on the Georisiken website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)





## PERFORMANCE ÉNERGÉTIQUE

