

**175 850 €**

**Buying house**

**5 rooms**

**Surface : 160 m²**

**Surface of the land : 800 m²**

**View : Campagne**

**Hot water : Pompe à chaleur**

**Inner condition : Bon**

**External condition : Bon**

**Couverture : Ardoises**

**Amenities :**

Pierres, Dépendance aménageable,  
Cheminée Poêle à bois, Double vitrage,  
calm

**3 bedroom**

**1 bathroom**

**1 shower**

**2 WC**

**1 garage**

**1 parking**

**Legal information**

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Fees paid by the owner, no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



### House 2119 Saint-Pantaléon-de-Larche

**ASSURED CRUSH.** Lots of charm with these exposed beams and stone throughout the house as well as stained glass windows. On the first level, it offers you a living room opening onto a fitted kitchen. A bedroom and a bathroom with toilet. On the second level, you will find two beautiful and spacious attic bedrooms, one of which has an adjoining office. But also a shower room with toilet. On the ground floor, it will surprise you with a large room and a very beautiful wood stove, overlooking the outside of the house. But also a room that can be used as an office, as well as a large laundry room, with water point. Possibility of making an apartment there. Outside the house there is a stone shed, as well as a barn with a workshop. A small plot of land with a well. A plot of land in front of the house with the possibility of making a vegetable garden. Quiet house, 5 minutes from nearby areas (school, bakery, grocery store, post office). 10 minutes...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 2080 and 20880 € (reference year 2021)  
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Carte professionnelle CPI19012020000045025 - RCS 881 358 535 - Code NAF 6831Z - SIRET 88135853500022 - Garantie financière : ALLIANZ n. police 41543943 garantie d'un montant de 110000 € - Document non contractuel