



Agence SYLVAIN IMMOBILIER

315 000 €

Buying house

6 rooms

Surface : 182 m²

Surface of the living space : 57 m²

Surface of the land : 1332 m²

Year of construction : 1970

View : Dégagée

Hot water : Electrique

Indoor condition : Bon

Outdoor condition : Bon

Cover : Chaume

Benefits :

Calme absolu, Bedroom on ground floor,

Double Glazing, Laundry room

5 bedroom

1 terrace

1 bathroom

1 shower

1 WC

2 garage

1 cellar

Legal information

315 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.

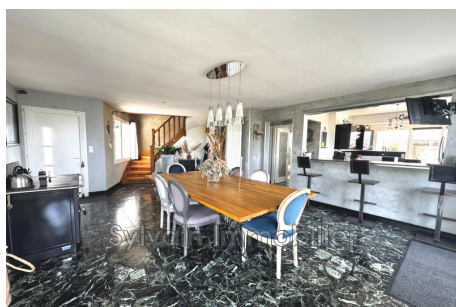


House O066 Breteuil

FOR SALE – CHARMING COTTAGE 182 m² – GREEN SETTING – LAND 1,332 m²

Popular area – Guaranteed to be a hit Let yourself be seduced by this superb 182 m² thatched cottage, combining authentic charm and modern comfort. Nestled on a wooded plot of 1,332 m², this thatched house offers generous volumes and an exceptional quality of life. On the ground floor: - Entrance to a spacious dining room - Bright living room thanks to large bay window, opening onto the garden - Open kitchen, fully fitted - Comfortable room - Ideal office for teleworking - Large bathroom - Separate WC Upstairs: - Landing leading to 3 bedrooms, including a very large one currently being renovated (30 m²) with cupboards - Shower room under construction Basement: - Laundry room, boiler room, secondary kitchen with laundry room, cellar - Closed garage Dependencies: - Large outbuilding with zinc roof with: - Open garage for 2 cars - 40 m² insulated workshop - Shed + chicken...

Energy class (old measure) : E - Climate class : E
Estimated annual energy between 5500 and 7440 € (reference year 2023)
Document non contractuel - 30/07/2025



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