

Family house 140 m2, 3 bedrooms, wine cellar, parking, garage, fantastic view, land 250 m2

EXCLUSIVE

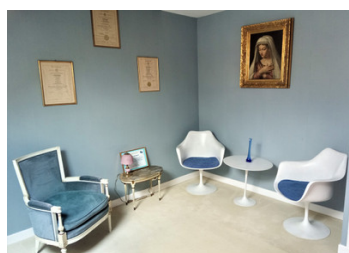


INFORMATION

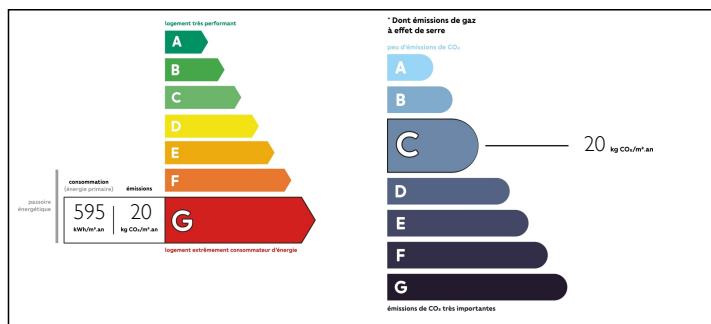
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|-------------|--------|
| Town: | Thoiry |
| Department: | Ain |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 120 m2 |
| Plot Size: | 250 m2 |

IN BRIEF

Terraced house, safe and calm location, cathedral ceiling, large walk-in dressing room, front and back garden, lovely view of Jura and the Alps



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1021 EUR

NOTES

DESCRIPTION

The family house of 140 m2 is well isolated, with electric floor heating, just a step from real nature, fields, and forest.

There is a fantastic 23 m2 wine cellar (with gravel), and above a 23 m2 garage. Ground floor of 58.5 m2: entrance, WC, in-built closet, living area with semi-divided fully equipped white kitchen. The first floor has one room of 22 m2 with a shower and cathedral ceiling, a walk-in dressing room of 6.5 m2 (the dream of every woman), WC, a large impressive bathroom of 12 m2 with a roof window, a double sink and a bath. There are 2 other rooms of 16.5 and 11 m2 with cathedral ceilings, one with a beautiful view of Jura.

The size of the garden is exactly what everybody would wish for: enough space to enjoy and less work to do. The garden with a magnolia tree and many decorative bushes faces the green fields and Jura.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>