

**495 000 €**

**For sale house**

**4 rooms**

**Surface : 100 m²**

**Surface of the living : 37 m²**

**Surface of the land : 2500 m²**

**Year of construction : 2003**

**Exposition : Sud**

**View : Belle vue dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Features :**

double glazing, Store électrique, Bedroom on ground floor, Volets roulant élect., calm, air conditioning, pool, fireplace

**3 bedroom**

**1 terrace**

**1 bathroom**

**1 WC**

**1 garage**

**1 parking**

**Legal information**

495 000 €

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



### House 4849 Le Tignet

In the heart of the Tignet countryside, this beautiful detached house built in 2003 is a rare opportunity. On a 2,500 m² plot, the house measures approximately 100 m² and is entirely on one level. It features a generous 37 m² living room with an insert fireplace, an open-plan kitchen opening onto a dining area, three comfortable bedrooms, and a bathroom. Outside, a terrace offers unobstructed views to the south, and a swimming pool invites you to relax. Double glazing, electric blinds, electric shutters, and reversible air conditioning ensure your comfort in all seasons. Peace and quiet are guaranteed thanks to the septic tank. Parking completes this property. A viewing is essential to discover the full potential of this haven of peace.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 903 and 1221 € (reference year 2025)  
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