

Traditional house of 86m 536m plot 3 bedrooms 1 garage

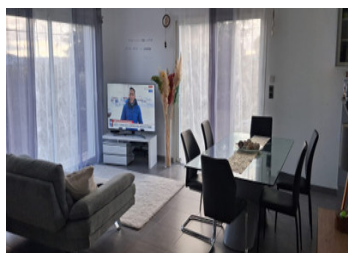
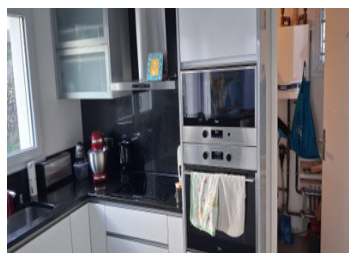
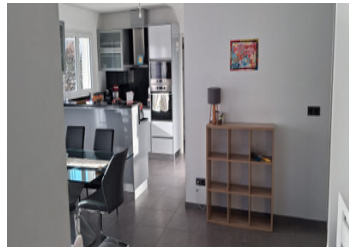


## INFORMATION

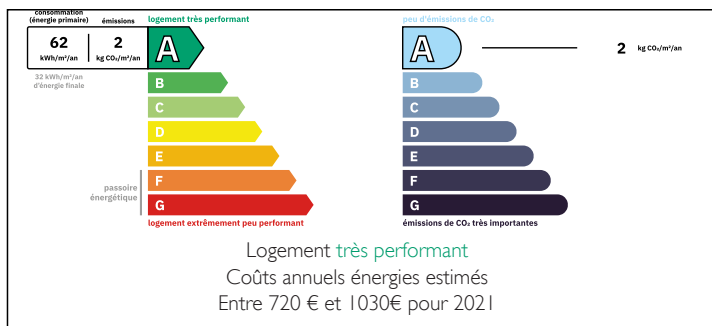
|             |            |
|-------------|------------|
| Town:       | Lablachère |
| Department: | Ardèche    |
| Bed:        | 3          |
| Bath:       | 1          |
| Floor:      | 86 m2      |
| Plot Size:  | 530 m2     |

## IN BRIEF

Traditional house on a 530m² plot  
3 bedrooms

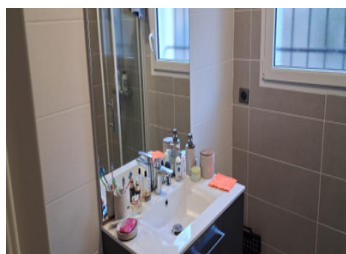
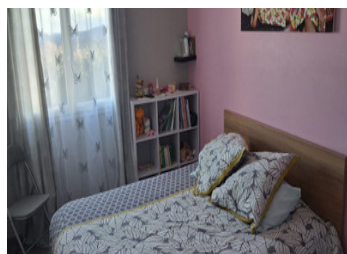


## ENERGY - DPE



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.



## DESCRIPTION

for Sale – Traditional 3-Bedroom House

Charming traditional house, ideal for a family, located in a quiet and pleasant setting.

It comprises 3 bedrooms, a bright living room with a fully equipped open-plan kitchen, offering a welcoming and functional living space.

The house also features a bathroom, a separate toilet, and ample storage.

You will appreciate its modern layout, its brightness, and its potential for everyday comfort.

A garden with panoramic views, a 21m<sup>2</sup> garage with plenty of storage, and a mezzanine that serves as an office complete this property.

Close to schools, shops, and public transport, this house is ideal for family life. Don't miss out!

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

## LOCAL TAXES

**Taxe foncière: 390 EUR**

## NOTES