

Maison Garches 92 m<sup>2</sup>

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SALE PRICE : 595 000 €

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## DESCRIPTION

GARCHES – Charming townhouse ideally located in the heart of the shopping district.

The property features a warm and inviting living room with a beautiful stone fireplace and exposed beams, as well as a spacious eat-in kitchen open to the living area.

The house offers three bedrooms, one bathroom.

An independent studio with a shower room, cellar .

Full of charm and character, this is a rare opportunity in the area.

Sale price: €645,000 (agency fees payable by the seller)

Number of main lots in the condominium: 15 lots

Annual service charges: €2,520

Energy rating: E

Estimated annual energy costs: between €1,310 and €1,820

“Information regarding the potential risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)”

## FEATURES

Property type:	Maison	Area:	92.0 m <sup>2</sup>	Property tax:	€1.00
Number of rooms:	5 rooms	Number of bedrooms:	4 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 210

Greenhouse gas emissions (GHG) index: B 8



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