

Maison Cénac 275 m<sup>2</sup>

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PRIX DE VENTE : 1 095 000 €

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## DESCRIPTION

The Coldwell Banker agency offers you this superb family residence of 275m<sup>2</sup> on a 1ha plot in the town of Cénac, close to shops.

The house has an entrance, a beautiful living room of over 100m<sup>2</sup> with a fitted and equipped kitchen, a living room opening onto the terrace and the garden thanks to large French windows.

A bright, spacious, and functional house. On the night side, the house offers 5 bedrooms, including 2 on the ground floor. The night area consists of a large master suite with a dressing room and a bathroom on the ground floor. Three bedrooms and a bathroom are located on the upper floor. A second master suite with a bathroom is adjacent to the house.

The landscaped garden will charm you with its view of the heated swimming pool, which overlooks the property with a magnificent view of a beautiful wood.

High-quality amenities, breathtaking views of the garden, and an idyllic living environment.

A carport, a laundry room, and a cellar complete this quality property.

Call Mme Arnaud

Energy Performance Certificate (in progress) and Greenhouse Gas Emissions (in progress)

Fees charged to the seller.

Independent Sales Agent.

RSAC number: 880872122 / RCP number: 127100479.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	275.0 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	7 rooms	NB de chambres :	5 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)

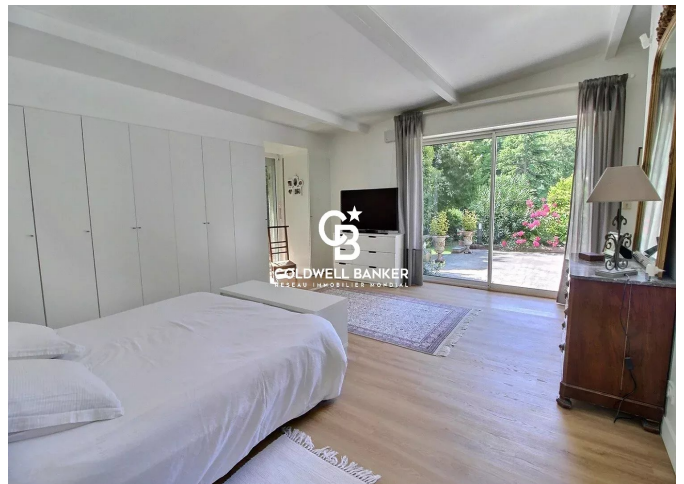
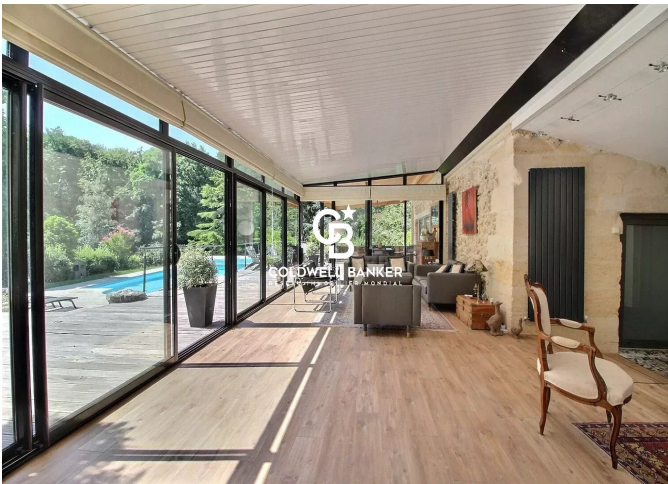
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 184

Indice d'émission de gaz à effet de serre (GES) : D 43



**COLDWELL BANKER**  
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