

Maison Saint-Georges-des-Coteaux 140 m<sup>2</sup>

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PRIX DE VENTE : 373 000 €

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## DESCRIPTION

Discover this charming 5-bedroom villa located in the highly sought-after village of Saint-Georges-des-Coteaux. Boasting an elevated position and south-facing exposure, this detached property perfectly blends functional charm with modern energy efficiency.

A Flexible Layout (Main-Level Living) Ground Floor:

A welcoming entrance leads to a spacious living/dining room featuring a fireplace (insert). The separate kitchen, which opens onto the terrace, offers the potential to be opened up for a more contemporary feel. This level also includes one bedroom, a shower room, a laundry room, and 2 WCs, allowing for full single-story living.

Upper Floor: A dedicated space for children or guests with 3 additional bedrooms and a full bathroom with WC.

Outbuildings: A comfortable veranda, a cellar, and a spacious garage equipped with an awning and automated gates.

Outdoor Spaces Features:

Relaxation: A heated swimming pool (heat pump, installed in 2017, 8.4m x 3.8m) surrounded by a large tiled terrace and a fully equipped pool house.

Garden: Enclosed, landscaped grounds of approx 2.000 sqm, ensuring total privacy.

Energy Efficiency: Photovoltaic panels installed in 2023, significantly reducing both your ecological footprint and energy bills.

## CARACTÉRISTIQUES

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|                  |            |           |                      |                |         |
|------------------|------------|-----------|----------------------|----------------|---------|
| Type de bien :   | Maison     | Surface : | 140.2 m <sup>2</sup> | NB de pièces : | 6 rooms |
| NB de chambres : | 4 bedrooms |           |                      |                |         |

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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)

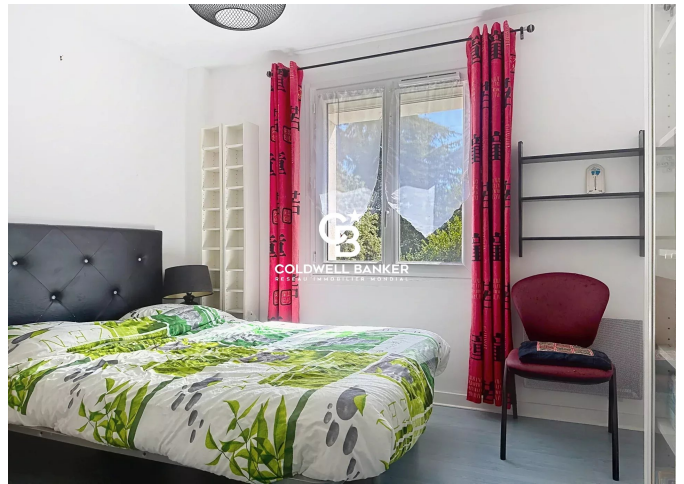
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 211

Indice d'émission de gaz à effet de serre (GES) : B 8



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