



Tél : 02 37 22 77 48

www.abisimmo28.com

238 500 €

**Buying house**

**Surface :** 90 m<sup>2</sup>

**Surface of the living :** 24 m<sup>2</sup>

**Surface of the land :** 367 m<sup>2</sup>

**Year of construction :** 1990

**Hot water :** Gaz

**Inner condition :** excellent

**External condition :** good

**Couverture :** slate

**Amenities :**

Bedroom on ground floor, double glazing,

Automatic gate, calm

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 parking

1 cellar

**Legal information**

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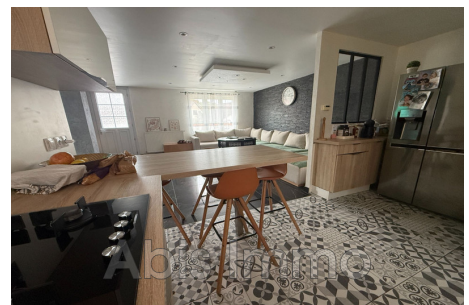
Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



**House 1040 Lèves**

Charming detached house located in the heart of Lèves, built in 1990. Its living area of 90m<sup>2</sup> extends over a 367m<sup>2</sup> plot, where you can enjoy 2 terraces. The interior, in excellent condition, features a 24m<sup>2</sup> living room, 3 bedrooms, a bathroom, a shower room, and 2 toilets. The open-plan kitchen is fully equipped, and both heating and hot water run on natural gas. The drainage system is connected to the main sewer. Among its highlights are an automatic gate, double glazing, a ground-floor bedroom, a full basement, and a courtyard. The ever-present tranquility makes it an ideal place for peaceful living.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
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