

1 260 000 €

For sale house

6 rooms

Surface : 240 m<sup>2</sup>

Surface of the living : 100 m<sup>2</sup>

Surface of the land : 1200 m<sup>2</sup>

Year of construction : 2023

Exposition : Sud

View : Jardin

Hot water : Thermodynamique

Inner condition : new

External condition : Exceptional

Features :

Automatic Watering, garage, Pool,  
Buranderie, Bedroom on ground floor,  
Double Glazing, Jacuzzi, Stores BSO,  
Automatic gate, Solar Panels

4 bedroom

2 terraces

1 bathroom

2 showers

4 WC

1 garage

2 parkings

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 3339 Saint-Clément-de-Rivière

Rare in Saint Clément de Rivière, modern house of 250m<sup>2</sup> of living space. It consists, on the ground floor of a spacious living room opening onto a beautiful fitted kitchen with a laundry room and a master suite. Upstairs, three bedrooms including a second master suite and a bathroom. The villa is built with quality materials and is very well located in Saint Clément de Rivière.

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 330 and 446 € (reference year 2023)  
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