



Trilles Immobilier

Price on request

For sale house

4 rooms

Surface : 68 m²

Surface of the land : 60 m²

Hot water : Electrique

Inner condition : good

External condition : good

Features :

double glazing, calm

3 bedroom

1 terrace

1 shower

2 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

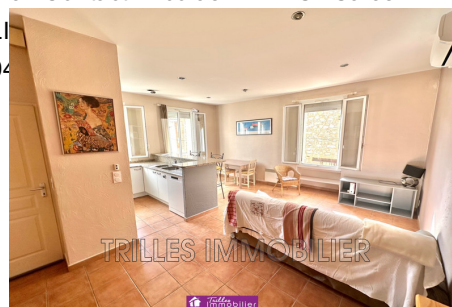
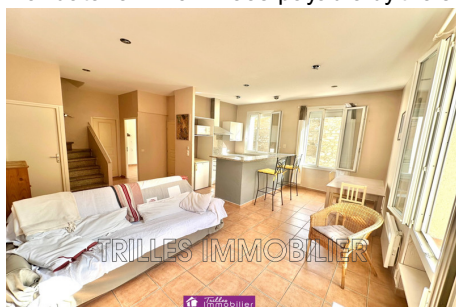
Document non contractuel

17/10/2025 - Prix T.T.C



House 1494 Clair

Come and discover this bright charming village house with a rooftop terrace and garage. Located in the heart of the village of CLAIRA, this pleasant two-sided house offers generous space and many features. On the ground floor, a large garage of more than 40 m², perfect for parking several vehicles, setting up a workshop, or creating a storage area. On the 1st floor, a spacious and bright open-plan living room and kitchen, equipped with air conditioning, a comfortable bedroom, and a bathroom with shower and toilet. Finally, on the 2nd and top floor, you will find two additional bedrooms, each with its own built-in dressing room. One of them also benefits from air conditioning. Direct access to a large rooftop terrace, perfect for enjoying the sun and beautiful summer evenings. This home combines village charm with modern comfort: bright spaces, optimized layouts, air conditioning, and pleasant outdoor living. The Highlights: - Large garage - Double glazing - Electric shutters with central control - Air conditioning - Bright ENERGY CLASS: E (320) CLIMATE CLASS: B (10) Information on the risks this property is exposed to is available on the Géorisques website: www.georisques.gouv.fr Mandate ref. 1494. Fees payable by the seller. Contact: Nicolas TRABIS - Sales



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Code NAF 6831Z agences immobilières - SIRET 752 845 602 00032 - Garantie financière : GALIAN Agence détentrice de fonds - Montant de la garantie : 160 000 € - Document non contractuel - Barème des prix disponible sur notre site internet