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## Wood and Steel House with a Garden

Vic sur Aisne , Aisne , Hauts-de-France



# €259,000

inc. of agency fees

2 Beds 1 Baths 95 sqm 2250 sqm

Charming new house built in a wood and steel structure set on half an acre with a pond in a quiet village in the immediate vicinity of Vic sur Aisne.

### At a Glance

<b>Reference</b>	MFH-SIR356029	<b>Near to</b>	Soissons	<b>Price</b>	€259,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	95 sqm
<b>Land</b>	2250 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Tucked away in a peaceful village near Vic-sur-Aisne, this delightful home offering 95 sq.m of living space provides a mix of charm and modernity, all set on a generous 2,250 sqm plot complete with a pond.

From the moment you step through the front door, you'll be greeted by a bright and welcoming living space. Designed with a wood and steel structure, this home embraces nature with its large windows that bathe the interiors in natural light and offer stunning views of the surrounding greenery.

The heart of the house is its spacious 50 sqm living room and open kitchen area, perfect for entertaining or simply relaxing. The layout also includes two cosy bedrooms—one featuring a large storage cupboard—a stylish shower room, a practical utility area combining a laundry room and boiler room, and a separate toilet with a washbasin. A wooden terrace wraps around the house, offering multiple sunny spots to relax and enjoy the outdoors throughout the day.

Practical features include two parking spaces, one with a carport. The property is built to meet RE 2020 standards, ensuring excellent energy efficiency and eco-friendly performance. While the energy performance diagnosis (DPE) will be completed after the heating system installation, the house will already be connected to the main sewer system for sanitation. The property will be delivered with high-quality finishes, including:

- White-painted walls
- Parquet flooring in the living room and bedrooms
- Tiled flooring in the shower room, utility area, and toilet
- Functional kitchen area with a sink
- Tiled shower with a glass screen
- Vanity unit in the shower room
- Toilet with a washbasin
- Electric radiators and provisions for a pellet stove
- White pebbles for carport access

Optional extras include pellet stove installation, a fitted kitchen, and more, allowing you to customise the home to your tastes. As a newly built property, it benefits from *reduced legal fees* (2%-3% instead of the usual 7%-8%) and a two-year exemption from property tax.

## The Accommodation

### The ground floor

- living room with kitchen area (50 sqm)
- 2 bedrooms (14 et 16 sqm)
- Bathroom (7 sqm)
- WC
- technical aera

## Outside

- Terrace
- Carport
- 2 parking

- pond

## **Possible Options**

- kitchen fitting/furniture
- pellet stove
- fence and motorised gate with videophone
- insulated outbuilding (13 sq.m)

## **About the Area and Access**

- Conveniently located, the village offers nursery and primary schools, with all shops and services just a 5-minute drive away.
- Vic-sur-Aisne is only 5 km, Soissons 14 km, Villers-Cotterêts 19 km, and Compiègne 30 km.
- For international travellers, Roissy Charles de Gaulle Airport is a 50-minute drive, and Paris (Porte de la Chapelle) is just an hour away.

*Discover this charming home combining modern living with the serenity of nature.*

## Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓

## And Before You Ask

Exposure:	South-west
Condition:	Very good
Heating System:	Electric radiators
Reason for selling:	Other
Condition of Roof:	New
Drainage:	Connected to mains town system
Reduced Notary Fees?	Yes

## Summary

Property type:	Modern Villa
Bedrooms:	2
New Home?	Yes
Bathrooms	1
Price	€259,000

## Key Information

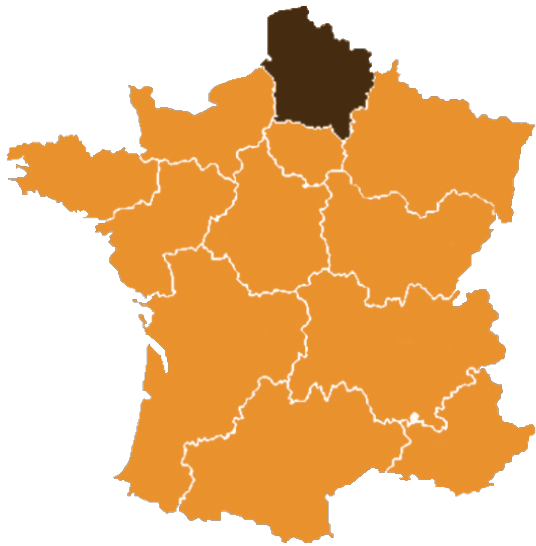
Year Built:	2024
Internal Area:	95 sqm
Land Area:	2250 sqm
Floor:	1
How many Outbuildings:	1
Number of Fireplaces:	1

### Property Features:

- Local school
- garden
- terrace
- quiet place
- delivered new
- possible finishing options
- carport

Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

## Location: Hauts-de-France



# Gallery











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**C. BAUER – Sunday Times**

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