

191 000 €

Contact agency  
Agence Charvy Bonneau

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For sale house

6 rooms

Surface : 175 m<sup>2</sup>

Surface of the living : 16 m<sup>2</sup>

Surface of the land : 1599 m<sup>2</sup>

Exposition : Sud est

View : Ville et campagne

Hot water : Individuel

Features :

Terrasse de surf. 25, Double-vitrage,  
Distribution eau : INDIVIDUEL, Energie Eau :  
BALLON ELECTRIQUE

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

07/05/2024 - Prix T.T.C



### House 685 Saint-Girons

Independent house, in stones, with adjoining flat, enclosed and wooded land of 1,599 m<sup>2</sup>, close to the town centre. Ground floor: boiler room, unheated room, large heated room (approximately 42 m<sup>2</sup>) with sink, bathroom (shower and wc), opening onto a covered terrace (approximately 25 m<sup>2</sup>) and the garden. 1st FLOOR: entrance/corridor, fitted kitchen, living room, two bedrooms, bathroom (bath and shower), toilet, cellar giving access to the ground floor and the second. 2nd FLOOR: hallway, shower room/toilet, two unheated bedrooms, three attics. EXTERIOR: small garden to the South-East with two garages (electric gates), one of which has a greenhouse; large garden to the North-West, with shelter and chicken coop at the back of the plot. Although requiring work: repair of the electrical installation, insulation (floor, attic), decoration, redistribution of volumes to the first.

Fees and charges :

191 000 € agency fees 5,76% à the responsibility of the buyer included

