

371 000 €

Contact agency  
Agence Charvy Bonneau

1, rue Joseph Pujol  
09200 Saint-Girons

05 61 66 01 76 / agencecharvy@gmail.com

For sale house

4 rooms

Surface : 126 m<sup>2</sup>

Surface of the living : 46 m<sup>2</sup>

Surface of the land : 1726 m<sup>2</sup>

Year of construction : 2015

Exposition : Sud est

View : Montagnes et ville

Hot water : Individuel

Features :

Terrasse de surf. 16, POOL, disabled access, Climatisation : Réversible, single floor, Wooded, Indoor pool, Détail piscine : 7X4, heated pool, Nature piscine : COQUE, Double-vitrage, Distribution eau : INDIVIDUEL, Energie Eau : SOLAIRE

2 bedroom

1 terrace

1 shower

2 WC

1 parking

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

19/05/2024 - Prix T.T.C



## House 706 Saint-Girons

Independent house from 2015 with adjoining land and outbuilding, in a dominant location. The house offers 99 m<sup>2</sup> of living space including on the ground floor: an entrance, an office, a living room of approximately 46 m<sup>2</sup> with equipped kitchen, two bedrooms, a bathroom, toilets, a pantry and the boiler room. Large wooden balcony of approximately 25 m<sup>2</sup> to the South-East, wooden terrace of approximately 16 m<sup>2</sup> to the North-West. In the basement: workshop, rainwater recovery tank (toilets, washing machine). Between the house and the outbuilding, car/bike shelter. The outbuilding offers 27 m<sup>2</sup> of living space and includes: an entrance, toilets, a room with sink; possibility of independent accommodation. House and outbuilding benefiting from wood central heating (pellets) and reversible air conditioning; stove (logs) in the house. Solar and photovoltaic panels ensuring the production of hot water and electricity: annual profit on electricity production of approximately €760; heating and electricity consumption: €750/year. Terraced land of 1,726 m<sup>2</sup> on which there is a 7X4 swimming pool (shell), heated by solar panels, with wooden deck. Well connected to mains drainage. No major work required.

Fees and charges :

371 000 € agency fees 5,66% à the responsibility of the buyer included

