

350 000 €

**Contact agency**

**Roussel Immobilier Poussan**

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**For sale villa**

**4 rooms**

**Surface : 80 m<sup>2</sup>**

**Surface of the land : 200 m<sup>2</sup>**

**Year of construction : 1975**

**Exposition : Sud nord**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

fireplace, double glazing, Laundry room

3 bedroom

1 terrace

1 shower

1 WC

1 garage

2 parkings

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : E**

Document non contractuel



**Villa 003980 Balaruc-les-Bains**

Balaruc les Bains, near the thermal baths, we offer this pretty villa of 80 m<sup>2</sup> with garden and terrace comprising on the ground floor an equipped kitchen, a living room with fireplace, a large tiled terrace, as well as a garage. Upstairs, 3 bedrooms and a bathroom. The house is heated by gas. This property is currently sold with a tenant, whose lease will end in June 2026.

**Fees and charges :**

350 000 € fees included

