

350 000 €

Contact agency  
Agence Charvy Bonneau

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For sale house

4 rooms

Surface : 142 m<sup>2</sup>

Surface of the land : 1500 m<sup>2</sup>

Year of construction : 2006

Exposition : Sud ouest

View : Montagne

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

POOL, double glazing, Bedroom on ground floor, Laundry room, Automatic gate, CALM

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

2 garage

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

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



## House 712 Gajan

Independent single-storey house built in 2006 with swimming pool, surrounding land, 1500m<sup>2</sup>, double garage, and adjoining studio in a village 5 minutes from ST GIRONS. The house offers 142 m<sup>2</sup> of living space including on the ground floor: an entrance/laundry room of approximately 16m<sup>2</sup>, a large living room of approximately 51m<sup>2</sup> with equipped kitchen (a stove for the off-season), three bedrooms, a bathroom (+ shower), toilets, a mezzanine overlooking the living room. Covered terrace in front of the kitchen. The outbuilding offers 20 m<sup>2</sup> of living space and includes: an entrance, a room, a bedroom and a bathroom with toilet. The house benefits from underfloor heating (geothermal heat pump); stove (pellets) in the house, all the joinery is PVC and double glazing. Enclosed and flat land on which there is a 7X3.5 swimming pool, heated, with tiled beach. Property tax €1175. This beautiful single-storey house without any work, low energy consumption and with a beautiful view will delight a small family.

Fees and charges :

350 000 € agency fees 5,71% à the responsibility of the buyer included

