

**126 000 €**

**Contact agency**  
**IMMO CAB CEVENNES**

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**For sale townhouse**

**5 rooms**

**Surface : 74 m²**

**Surface of the living : 26 m²**

**Surface of the land : 317 m²**

**Year of construction : 1939**

**Exposition : Est ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Poêle granules, stones, double glazing,  
Outbuilding

3 bedroom

1 terrace

2 showers

2 WC

**Energy class (dpe) : E**

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

Document non contractuel

13/06/2025 - Prix T.T.C



### Townhouse 751 La Grand-Combe

Just a quarter of an hour's drive from Ales, nestles in the heart of a village brimming with amenities, this charming townhouse. Its adjoining garden offers a 317 m² green space that you can shape as you wish. The ground floor consists of converted outbuildings offering a surface area of 54 m². The upper floor is organized around a hallway leading to a 25 m² living room, heated by a pellet stove. A separate fitted kitchen, a bedroom, and a toilet complete this level. The second floor boasts a master bedroom with its own bathroom and toilet. The icing on the cake is a terrace to enjoy the fresh air. The garden, accessible by car, has a parking space for your vehicle. This house is the dream purchase for first-time buyers. Information on the risks to which this property is exposed is available on the Géorisques website.

**Fees and charges :**

126 000 € fees included

