

**160 000 €**

**Contact agency**  
**Agence Charvy-Bonneau**

1, rue Joseph Pujol

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**For sale village house**

**5 rooms**

**Surface : 134 m²**

**Surface of the living : 15 m²**

**Surface of the land : 500 m²**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : a refresh**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

double glazing, fireplace, Bedroom on ground floor, Laundry room, Automatic gate

3 bedroom

2 show ers

2 WC

**Energy class (dpe) : E**

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

Document non contractuel

01/07/2025 - Prix T.T.C



### Village house 770 Moulis

Village house with six main rooms and garden, located 5 minutes from ST GIRONS. The house comprises a corridor leading to a room used as a laundry/boiler room, two bedrooms, a shower room and a room currently used as a storage room. Upstairs there are two bedrooms separated by a shower room, a kitchen and a dining room. The house is heated by a wood-fired central heating system (installed in 2019), DHW 300-litre electric storage tank, the windows are double-glazed PVC, individual sanitation recent septic tank. Property tax €1,102.

**Fees and charges :**

160 000 € agency fees 6,25% à the responsibility of the buyer included

