

160 000 €

Contact agency  
Agence Charvy Bonneau

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For sale house

6 rooms

Surface : 101 m<sup>2</sup>

Surface of the living : 16 m<sup>2</sup>

Surface of the land : 705 m<sup>2</sup>

Year of construction : 1960

Exposition : Sud

View : Jardin et ville

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

fireplace, Bedroom on ground floor

3 bedroom

2 showers

2 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

07/05/2024 - Prix T.T.C



## House 720 Saint-Girons

Saint-Girons, near the center, house built in 1960 consisting of two dwellings with adjoining garden. Ground floor: apartment of approximately 42.7 m<sup>2</sup>, rented (next due date: 01/09/2026) €400 monthly plus charges, consisting of a kitchen, a living room, a bedroom, a bathroom, toilets, laundry room, garden wooded, enclosed and sloping with shelter. Cellar of the house. Double glazing, convectors and electric water heaters (2018). FLOOR: apartment of approximately 58.5 m<sup>2</sup>, free, composed of an entrance, living room with fireplace, equipped kitchen, two adjoining bedrooms, bathroom, toilet, garage of approximately 14 m<sup>2</sup>, adjoining courtyard overlooking a quiet street. Single glazing with additional glazing, double glazing, heat pump (2021), convectors and electric water heaters (2018). Property tax: €1,667 Rent represents a definite financing aid, either for a rental investment or for a primary or secondary residence by keeping the tenant until the next term of the lease or beyond.

Fees and charges :

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

