

159 000 €

Contact agency

Castelimmo

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For sale villa

4 rooms

Surface : 105 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Surface of the land : 7554 m<sup>2</sup>

Year of construction : 1900

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : to renovate

Couverture : tiling

Features :

Bedroom on ground floor, CALM

3 bedroom

1 shower

1 WC

2 garage

4 parkings

Document non contractuel

02/06/2024 - Prix T.T.C



### Villa 5258 Saint-Nicolas-de-la-Grave

Country house in the town of Saint Nicolas de Grave. The house on two levels of approximately 105m<sup>2</sup> consists of an entrance of 12.5m<sup>2</sup> serving a separate kitchen of 17.5m<sup>2</sup>, a dining room of 20m<sup>2</sup>, a bedroom of 20.5m<sup>2</sup>, a bathroom with WC and a garage of 30m<sup>2</sup>. On the 1st floor two bedrooms of 17.5m<sup>2</sup> and 11m<sup>2</sup> as well as two convertible attics of 40 and 45m<sup>2</sup>. To finish, the house has a large garage of 75m<sup>2</sup>, two wells, all on a plot of 7554m<sup>2</sup>. Quiet house, very rare given its location, its potential and its large garden.

Fees and charges :

159 000 € fees included

