

Price on request

Contact agency

Castelimm

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For sale house

Surface : 195 m<sup>2</sup>

Surface of the land : 8458 m<sup>2</sup>

Year of construction : 1900

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : a refresh

External condition : GOOD

Couverture : tiling

Features :

fireplace, Bedroom on ground floor, double glazing, Laundry room, CALM

3 bedroom

1 bathroom

1 shower

2 WC

1 garage

4 parkings

Document non contractuel

14/10/2025 - Prix T.T.C



### House 5465 Saint-Nicolas-de-la-Grave

Beautiful character home in the town of Saint Nicolas, situated on a large flat plot just steps from shops and services (medical offices, pharmacy, etc). On the ground floor, it features a central entrance of 9m<sup>2</sup> leading to a staircase up to the second floor, a fitted and separate kitchen of 39m<sup>2</sup>, and a living room with a fireplace measuring 22.5m<sup>2</sup>. A 15m<sup>2</sup> bedroom, a shower room, a separate WC, and an 84m<sup>2</sup> garage complete this level. On the first floor, there is a 9m<sup>2</sup> landing, a kitchen/dining area of 39m<sup>2</sup>, a bedroom with a fireplace of 22m<sup>2</sup>, another bedroom of 16m<sup>2</sup>, a bathroom, and a WC. An 84m<sup>2</sup> attic can be converted at this level. On the second floor, approximately 100m<sup>2</sup> is partially convertible. The property also includes a well, a 10m<sup>2</sup> outbuilding, and a barn of about 200m<sup>2</sup>. Perfect for those who value space and authenticity.

Fees and charges :

