

252 000 €

Contact agency

**PIERRES AU SOLEIL IMMOBILIER**

63, Avenue Jean Jaures

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For sale villa

4 rooms

Surface : 114 m²

Surface of the land : 2500 m²

View : Campagne

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

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

3 bedroom

2 terraces

1 bathroom

2 showers

1 garage

Document non contractuel

08/05/2025 - Prix T.T.C



### Villa B02026 Villemagne-l'Argentière

Very beautiful type 4 villa of approximately 114 m² with basement on a plot of 2,500 m² on the heights of Villemagne-l'Argentière. This property is composed of a beautiful living room with fireplace, a kitchen opening onto a veranda and the covered terrace. We then find a shower room and three bedrooms including a master suite with its own bathroom. The house has a basement of over 100 m² converted into a studio, a garage and various rooms. The property is in good condition, however waterproofing work on the terrace is required.

Fees and charges :

252 000 € agency fees 4,76% à the responsibility of the buyer included

