

489 000 €

Contact agency  
Devier Immobilier SGM

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For sale villa

6 rooms

Surface : 143 m²

Surface of the living : 44 m²

Surface of the land : 750 m²

Year of construction : 1976

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : to modernize

External condition : GOOD

Couverture : tiling

Features :

double glazing, CELLAR

4 bedroom

2 terraces

1 bathroom

2 WC

2 garage

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel



## Villa Baillargues

FOR SALE: 143m2 house with great potential on a 750m2 plot - in a quiet environment in Baillargues. Located in a quiet cul-de-sac, this 143 m² house sits on a 750 m² plot of land with space for a swimming pool. It offers great development potential and would be perfect for a family looking to redesign the space to suit their needs. On the ground floor, you will find an entrance leading to a 49 m² double garage, offering the possibility of creating a large living room with an open kitchen. Two bedrooms with a shower room and a separate toilet complete this level. Upstairs, two additional bedrooms, a bathroom, a second toilet, a separate kitchen and a 32 m² living/dining room which can be converted into a master suite with dressing room. The house requires some updating, but rests on a sound and flexible foundation, ideal for a personalized lifestyle project. Quote on request for support in planning future developments. Sought-after location, quiet environment, close to the amenities of Baillargues. For more information or to schedule a visit, contact DEVIER IMMOBILIER at 04.67.86.28.70

Fees and charges :  
489 000 € fees included

