

150 000 €

Contact agency

**WE INVEST**

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**For sale village house**

**5 rooms**

**Surface : 108 m²**

**Surface of the land : 1149 m²**

**Year of construction : 1984**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Features :**

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

4 bedroom

1 terrace

1 bathroom

2 WC

1 garage

2 parkings

1 cellar

**Energy class (dpe) : F**

**Emission of greenhouse gases (ges) : C**

Document non contractuel



### Village house 186 Canet-de-Salars

Exclusively at your WE INVEST OCC&#39;IMMO agency! Located in a small hamlet in the commune of Canet-de-Salars, this charming detached house, built in 1984, offers a peaceful living environment. Just a 6-minute drive away is Caussanel Beach and the famous Pareloup Lake, making this a truly unique setting. With its 108 m² of living space, this house built on a full basement offers a generous and bright living space. The living room is a true haven of conviviality, perfect for entertaining your loved ones or relaxing after a long day around a nice fire. The four bedrooms, spread over the different levels, guarantee optimal comfort and preserved privacy. The fully fitted and equipped kitchen is separate, offering great flexibility in organizing your living space. The house also has a bathroom and two separate toilets, one of which is upstairs, for everyday comfort. The full basement offers ample space for storing your vehicles and DIY projects. A cellar and laundry room complete this level. A carport provides additional storage space. The exterior is equally enchanting, with a 13 m² terrace with 180-degree views, ideal for summer evenings, and a lush garden where you can grow your own vegetable patch. The attic offers additional storage space, which could be converted into an additional bedroom. Heating and hot water production are electric. To complete this idyllic picture, several amenities are nearby. An elementary school is just a 5-minute drive away while several doctors' centers, kindergartens, middle schools



not constitute a firm and final offer within the meaning of Article 1114 of the French Civil Code, but merely an intention to purchase. The price displayed corresponds to a possible first offer price, including negotiation fees, it being specified that this price is not necessarily the price at which the seller wishes to sell.

Fees and charges :

150 000 € fees included

