

450 000 €

**Contact agency**

**Agence Charvy Bonneau**

1, rue Joseph Pujol

09200 Saint-Girons

05 61 66 01 76 / agencecharvy@gmail.com

**For sale property**

**7 rooms**

**Surface : 213 m<sup>2</sup>**

**Surface of the living : 35 m<sup>2</sup>**

**Surface of the land : 13643 m<sup>2</sup>**

**Exposition : Est ouest**

**Hot water : Collectif**

**Features :**

POOL, Nature piscine : TRADITIONNELLE,

ALARM, Distribution eau : CENTRAL,

Energie Eau : BALLON ELECTRIQUE

4 bedroom

1 terrace

3 bathrooms

3 WC

1 parking

**Energy class (dpe) : F**

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

Document non contractuel

07/05/2024 - Prix T.T.C



**Property 710 Lescure**

Located between ST GIRONS and FOIX, rare property comprising an old mill and adjoining 13,643 m<sup>2</sup>. The property is composed as follows: On the ground floor: entrance leading to a room dining room, separate kitchen, a living room with fireplace with access to the garden, a bedroom with its private bathroom and a toilet. Large pantry with independent access (boiler room area). On the 1st floor: a landing serving 3 bedrooms, 2 bathrooms, and a toilet. Attic: an attic part and a dormitory part. Flat and wooded land with a large swimming pool, water canal (fully scrubbed in 2023). Oil heating (cast iron radiators), roof redone in 2022, recent boiler, individual sanitation (old but functional). Property tax: 1,984 ?. Very rare in the area - greenway nearby - various information and documents concerning water rights can be consulted at the agency.

Fees and charges :

450 000 € agency fees 4,44% à the responsibility of the buyer included

