

499 000 €

Contact agency

ADN Immo Conseil

Domaine de Pont Royal

13370 Mallemort

06 34 07 65 47 / info@adnimmoconseil.com

For sale house

6 rooms

Surface : 145 m²

Surface of the living : 42 m²

Surface of the land : 824 m²

Year of construction : 2007

Exposition : Sud nord

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : NEW

Couverture : tiling

4 bedroom

1 terrace

1 bathroom

1 shower

1 WC

2 garage

5 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

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



### House 454 Mallemort

In co-exclusivity we offer you this beautiful house in R + 1 of 145 m² of living space composed of: - an entrance hall, a fitted and equipped kitchen in excellent condition (sold with equipment such as: refrigerator, extractor hood, gas hob and built-in oven), a large living room, a laundry room, 1 WC and 2 shower rooms, including 1 with double sinks on the ground floor (and 1 to be created upstairs with 1 WC) 4 bedrooms (including 1 on the ground floor) and the possibility of converting the attic to approximately 20 m²; - 1 garage attached to the house of 25 m²; - 1 warehouse of 81 m² adjoining the house offering the possibility of making a floor to have the same surface area upstairs and build accommodation of 50 m²; - 800 m² of garden not overlooked. Heated and cooling floor. centralized electric roller shutters, alarm, etc.: sought-after services with very interesting potential whether for living there, a commercial or craft activity or a very interesting rental income!

Fees and charges :

499 000 € fees included

