



225 000 €

**Contact agency**

**Méridia Immobilier**

1 rue de la Fontaine

66170 Millas

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**For sale villa**

**5 rooms**

**Surface : 95 m²**

**Surface of the living : 18 m²**

**Surface of the land : 521 m²**

**Year of construction : 1951**

**Exposition : Est ouest**

**Hot water : Gaz**

**Inner condition : to renovate**

**External condition : a refresh**

**Couverture : tiling**

**Features :**

Bedroom on ground floor, shutters, double glazing, veranda, DRILLING, Automatic gate, Extérieurs

4 bedroom

3 showers

1 garage

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

04/06/2024 - Prix T.T.C

**Villa 391 Millas**

Millas, beautiful 3-sided villa, 5 rooms, living space of 110m<sup>2</sup> on wooded plot of 521m<sup>2</sup> with garage of 70 m<sup>2</sup>: Living room 19m<sup>2</sup>, independent kitchen 12m<sup>2</sup> opening onto veranda of 14m<sup>2</sup>, 4 bedrooms ranging from 12 to 18m<sup>2</sup> and two bathrooms. This house also consists of double-glazed windows, roller shutters, city gas central heating, drilling and an automatic gate. Located on the outskirts of the village, this house will require a small renovation.

**Fees and charges :**

225 000 € agency fees 5,78% à the responsibility of the buyer included