

## Price on request

### Contact agency

**REYNAUD Immobilier**

7, boulevard Gambetta

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### For sale house

**7 rooms**

**Surface : 138 m²**

**Surface of the living : 38 m²**

**Surface of the land : 900 m²**

**Year of construction : 1985**

**Exposition : Sud**

**View : Panoramique**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

### Features :

Studio independant, 3 verandas, fireplace, Bedroom on ground floor, double glazing, chalet, Laundry room, Automatic gate, CALM

4 bedroom

2 terraces

1 bathroom

2 shower s

3 WC

1 garage

4 parkings

1 cellar

Document non contractuel

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A



## House 2018.348 Paulhan

Located in a peaceful environment and benefiting from a south-facing exposure, this detached house with 7 rooms - 138 m² of living space spread over two levels will seduce you with its generous volumes and its amenities. Built on a plot of 900 m², it consists of a 38 m² living room with a fireplace, opening onto an open-plan kitchen. Ideal for a family, it offers 4 bedrooms, a bathroom, two shower rooms and 3 toilets, ensuring optimal comfort on a daily basis. You will also appreciate its verandas, perfect for enjoying the light in all seasons, as well as an independent studio offering multiple possibilities: additional accommodation, office or rental income. In terms of amenities: double glazing, reversible air conditioning, automatic gate, laundry room, cellar, and even a garden shed for storage or leisure. Outside, two terraces and 4 parking spaces make it easy to accommodate your vehicles. A rare property combining peace, comfort and functionality, to discover without delay!

Fees and charges :

