

**159 000 €**

**Contact agency**  
**Agence Charvy-Bonneau**

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**For sale house**

**6 rooms**

**Surface : 170 m²**

**Hot water :** Gaz

**Inner condition :** excellent

**External condition :** GOOD

**Couverture :** tiling

**Features :**

double glazing, Bedroom on ground floor,

Laundry room

4 bedroom

1 terrace

2 showers

2 WC

1 garage

**Energy class (dpe) :** D

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

Document non contractuel

01/07/2025 - Prix T.T.C



### House 771 Prat-Bonrepaux

On the ST GIRONS - TOULOUSE axis, charming semi-detached house on one side, divided into two apartments, one on the ground floor and a duplex above, with a total surface area of 170 m². The ground floor apartment, with a surface area of 63m², consists of a living room with a kitchen, two bedrooms, a bathroom and WC, and a room with no current use with a bay window. Provide a heating system (the gas boiler has been removed / new electric water heater) exempt from DPE. The tastefully furnished 109 m² duplex comprises a fitted American kitchen opening onto the living room and a 30 m² terrace, a laundry room with separate toilet, an office (which could be a bedroom), and two bedrooms upstairs, a dressing room and a modern bathroom with a walk-in shower. Mains gas heating and double-glazed windows. Outside there is a small garage of 13.80 m². Leisure activities are possible thanks to the proximity of the Pyrenees Mountains and the greenway. The area thus offers an ideal setting for those seeking tranquility and authenticity while benefiting from amenities (medical center, pharmacy, mini-market, restaurant, bakery, etc.). Market every Sunday. Rental income opportunities.

**Fees and charges :**

**159 000 € fees included**

