

250 000 €

Contact agency
Agence Charvy Bonneau

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For sale villa

6 rooms

Surface : 176 m²

Surface of the living : 47 m²

Surface of the land : 898 m²

Exposition : Sud nord

View : Campagne

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

POOL, double glazing, Laundry room,
Automatic gate, CALM

4 bedroom

2 terraces

1 shower

2 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

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



Villa 713 Rivèrenert

HOUSE WITH ATTACHED LAND NEAR SAINT-GIRONS 10 minutes from Saint-Girons, house of approximately 176 m² of living space with adjoining outbuilding and garage and land with adjoining swimming pool. The property is located at the entrance to a village, on the edge of a quiet road. Ground floor : entrance, living room of approximately 47 m², toilet, laundry/boiler room, dining room adjoining a small fitted kitchen, garage of approximately 40 m² (access via garden) with electric gate. 1/2 FLOOR : landing, toilet, bathroom, bedroom of approximately 9.4 m² with storage. FLOOR : landings, three bedrooms (18.3; 22 and 22.3 m² approximately). ATTIC: lost and isolated on the ground. Flat land of 898 m² with swimming pool (shell) and two covered terraces, South/North exposure. Numerous works have been carried out since 2020: installation of reversible air conditioning in the living room and dining room, installation of a VMC, wood pellet boiler with silo, replacement of electric water heater, renovation of the roof, renovation of the facade, replacement of the oven. Non-compliant individual sanitation (plan work). Property tax: €1,432

Fees and charges :

250 000 € agency fees 5,66% à the responsibility of the buyer included

