

369 000 €

Contact agency

Méridia Immobilier

1 rue de la Fontaine

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For sale villa

6 rooms

Surface : 164 m²

Surface of the living : 68 m²

Surface of the land : 1500 m²

Year of construction : 1976

Exposition : Sud ouest

View : Campagne

Hot water : Electrique

Inner condition : to renovate

External condition : a refresh

Couverture : tiling

Features :

wooden floor, Parquet stratifié, fireplace,
Bedroom on ground floor, Watering,
balcony, Mature garden, CALM

4 bedroom

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

02/07/2025 - Prix T.T.C



Villa 442 Saint-Féliu-d'Avall

EXCLUSIVE - SAINT-FELIU-D'AVALL Ideal for craftsmen or large families, in a quiet area, detached villa with a living area of approximately 164m², one story high, composed of two apartments, on a plot of 1,500m²: Ground floor: 2-room apartment / SH 58m² Living room/kitchen 36.80m² opening onto its wooded garden, a bedroom of 12.30m² and a shower room. 1st floor: 4-room apartment / SH 106m² Living room 31.10m², separate kitchen 17.40m², three bedrooms from 11.50 to 14m² and a shower room. Facing southwest, the house benefits from beautiful light and offers a soothing view of the surrounding countryside. This villa has reversible air conditioning, a fireplace, double-glazed PVC and single-glazed wooden windows, roller and wooden shutters, a 7m² balcony, a 42m² garage and several parking spaces also allowing access for a camper van. It is served by a septic tank type sanitation system. To take full advantage of its potential and its large living spaces, renovation work is required. The fees are the responsibility of the sellers. Information on the risks to which this property is exposed is available on the Géorisques website: <https://www.georisques.gouv.fr> Frédéric SANZ 06 85 98 95 78

Fees and charges :

369 000 € fees included

