

289 000 €

Contact agency  
Agence Charvy Bonneau

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For sale house

11 rooms

Surface : 433 m<sup>2</sup>

Surface of the living : 68 m<sup>2</sup>

Surface of the land : 220 m<sup>2</sup>

Year of construction : 1880

Exposition : Sud est

Hot water : Collectif

Features :

Terrasse de surf. 20, Wooded, Double-  
vitrage, Distribution eau : CENTRAL,  
Energie Eau : GAZ, CHIMNEY, intercom

4 bedroom

1 terrace

1 bathroom

1 shower

4 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

19/05/2024 - Prix T.T.C



## House 604 Saint-Girons

Lots of charm for this large bourgeois house of approximately 430 m<sup>2</sup> of living space built on a cellar, located 2 steps from all the shops, including: On the ground floor a business premises currently rented 770 euros per month. Access to the garden. Upstairs an apartment on 2 levels of 285 m<sup>2</sup> comprising on the first level a living room of approximately 68 m<sup>2</sup> opening onto a terrace of approximately 20 m<sup>2</sup>, fully furnished and equipped kitchen of approximately 25 m<sup>2</sup>, a back kitchen, a dining room, a bathroom, on the second level of the apartment 4 bedrooms (22, 23, 25 and 20 m<sup>2</sup> approximately), a bathroom and a shower room with wc. An attic of approximately 124 m<sup>2</sup> City gas central heating (1 new boiler for the room and 2 boilers for the apartment), large volumes, moldings, double-glazed wooden joinery, DHW by gas cumulus, oiled oak floors in the living rooms. Large cellar. Municipal car parks and nearby shops.

Fees and charges :

289 000 € agency fees 3,11% à the responsibility of the buyer included

