

399 000 €

**Contact agency**

**Agence Charvy Bonneau**

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**For sale house**

**8 rooms**

**Surface : 183 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Surface of the land : 1620 m<sup>2</sup>**

**Exposition : Ouest**

**Hot water : Collectif**

**Features :**

POOL, Indoor pool, heated pool, Nature piscine : TRADITIONNELLE, Double-vitrage, Energie Eau : BALLON ELECTRIQUE

4 bedroom

1 terrace

2 showers

2 WC

1 garage

**Energy class (dpe) : E**

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

Document non contractuel

20/05/2024 - Prix T.T.C



## House 615 Saint-Girons

Detached house with eight main rooms, without work, located in a quiet cul-de-sac, a few minutes walk from the town centre, with swimming pool, pool house, wooded and enclosed garden, veranda and garage. The house with a living area of approximately 183 m<sup>2</sup>, is composed as follows: **BASEMENT:** a workshop, a bike room and a large garage. **Ground floor:** entrance, laundry room, kitchen/dining room, living room with fireplace opening onto a veranda, hallway, two bedrooms (one of which is currently an office), large shower room and toilet. **1ST FLOOR:** landing leading to two bedrooms, a dressing room and a shower room with toilet. Enclosed garden with trees and flowers of approximately 1,600 m<sup>2</sup> (3 rainwater collectors) with heated swimming pool (heat pump and electric roller shutter), pool house of approximately 20 m<sup>2</sup> with kitchen. Electric storage heaters, collective sanitation, revised roof, electric gate, alarm and video surveillance, double glazed joinery, single flow vmc. Property tax: 2,175?

Fees and charges :

399 000 € agency fees 4,76% à the responsibility of the buyer included

