

179 000 €

Contact agency
Agence Charvy-Bonneau

1, rue Joseph Pujol

09200 Saint-Girons

05 61 66 01 76 / agencecharvy@gmail.com

For sale house

6 rooms

Surface : 175 m²

Surface of the living : 16 m²

Surface of the land : 1599 m²

Exposition : Sud est

View : Ville et campagne

Hot water : Individuel

Features :

Terrasse de surf. 25, Double-vitrage,
Distribution eau : INDIVIDUEL, Energie Eau :
BALLON ELECTRIQUE

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

03/05/2025 - Prix T.T.C



House 685 Saint-Girons

Independent house, in stones, with adjoining flat, enclosed and wooded land of 1,599 m², close to the town centre. Ground floor: boiler room, unheated room, large heated room (approximately 42 m²) with sink, bathroom (shower and wc), opening onto a covered terrace (approximately 25 m²) and the garden. 1st FLOOR: entrance/corridor, fitted kitchen, living room, two bedrooms, bathroom (bath and shower), toilet, cellar giving access to the ground floor and the second. 2nd FLOOR: hallway, shower room/toilet, two unheated bedrooms, three attics. EXTERIOR: small garden to the South-East with two garages (electric gates), one of which has a greenhouse; large garden to the North-West, with shelter and chicken coop at the back of the plot. Although requiring work: repair of the electrical installation, insulation (floor, attic), decoration, redistribution of volumes to the first.

Fees and charges :

179 000 € agency fees 5,59% à the responsibility of the buyer included

