

445 000 €

Contact agency

STL Immo

Les pessots

82600 Aucamville

05 63 68 70 67 / stephteyssyre@wanadoo.fr

For sale villa

5 rooms

Surface : 150 m<sup>2</sup>

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

Surface of the land : 2000 m<sup>2</sup>

Year of construction : 1986

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

POOL, fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, CALM

5 bedroom

2 terraces

1 bathroom

1 WC

1 garage

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

16/05/2024 - Prix T.T.C



### Villa 544 Gagnac-sur-Garonne

Magnificent detached villa with an area of 150 m<sup>2</sup> for sale. Nestled in a quiet setting in Gagnac-sur-Garonne, the house built in 1986 has an interior in good condition. It is distributed on one level including a comfortable living room of 30 m<sup>2</sup>, a fitted independent kitchen, five welcoming bedrooms, a bathroom and a toilet. In addition, two splendid terraces are added to enjoy the beautiful days. It also has two parking lots and a large area of land of 2000 m<sup>2</sup>. Among its services, you will enjoy its swimming pool, its fireplace, a bedroom on one level, double glazing, a laundry room and an automatic gate. Sanitation is provided by mains drainage. The heating system is reversible air conditioning and hot water is guaranteed by an electrical system. DPE: STL IMMO 0622428115/0563687067 www.stlimmo.com

Fees and charges :

445 000 € agency fees 3,37% à the responsibility of the buyer included

