

352 000 €

Contact agency

ANDUZE Point I

7 bis Avenue Rollin

30140 Anduze

04 66 61 66 69 / contact@anduze-immo.com

For sale mas

9 rooms

Surface : 242 m<sup>2</sup>

Surface of the living : 55 m<sup>2</sup>

Surface of the land : 1000 m<sup>2</sup>

Exposition : Est ouest

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

External condition : a refresh

Couverture : tiling

6 bedroom

2 terraces

3 bathrooms

3 WC

1 garage

2 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

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



### Mas 2909 Anduze

Near Anduze and amenities, stone farmhouse of 242 m<sup>2</sup> living space in total on land of around 1000 m<sup>2</sup>, composed of two independent accommodation + outbuilding, offering: 1st Level: 1 entrance hall of 10 m<sup>2</sup>, living room of 38 m<sup>2</sup> with fireplace and fitted kitchen. 2 bedrooms of 13 m<sup>2</sup> and 10 m<sup>2</sup>, shower room 5 m<sup>2</sup>, separate toilet, covered terrace of 26 m<sup>2</sup>. Level 2 is a spacious 170 m<sup>2</sup> duplex, comprising a beautiful 55 m<sup>2</sup> living room with open-plan kitchen, an 18 m<sup>2</sup> bedroom, 9 m<sup>2</sup> shower room and separate toilet. The upper floor, designed for hospitality, offers a large 87 m<sup>2</sup> dormitory with shower room and wc, 12 places possible. Ground sported and piscinable of 1000 m<sup>2</sup> env. The ground floor consists of garage and cellars and 2 private parking spaces. The property has oil central heating and reversible air conditioning and is connected to collective sanitation. Property tax: 1200 € Price: 430,000 € Contact: Gerard OHAN 06 48 70 96 94

Fees and charges :

352 000 € agency fees 4,83% à the responsibility of the buyer included

