

€ 450 000

**Buying house**

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

**Surface of the living : 32 m<sup>2</sup>**

**Surface of the land : 820 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Sud**

**View : Sans vis à vis**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Couverture : Tuiles**

**Amenities :**

Bedroom on ground floor, double glazing, Laundry room, Automatic gate, calm

4 bedroom

2 terraces

2 showers

2 WC

1 garage

1 cellar

**Energy class (dpe) : C**

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

**Fees and charges :**

450 000 € fees included

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



**House Bizanos**

To purchase, magnificent detached family home, located in the popular area near AUCHAN. With a generous surface area of 150 m<sup>2</sup>, it has a wooded and fenced plot of 820 m<sup>2</sup>. You will be seduced by its south-facing exposure and its unobstructed view. The house offers 4 bedrooms, an office, 2 shower rooms and 2 toilets. The 32 m<sup>2</sup> living room opens onto a fully equipped American kitchen. Built in 1980, its condition is excellent. You will also benefit from a garage in the basement with laundry room, plenty of storage space and two terraces, one to the south and the other to the west. Other assets: bedroom on one level, double glazing, automatic gate. In complete peace of mind, benefit from gas heating and electric hot water production. Recent installation Mains drainage. Ideal for a family looking for calm and comfort. Ref. : 897V14M - Mandat n°163



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