

€ 471 000

**Buying house**

**6 rooms**

**Surface : 180 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Surface of the land : 2384 m<sup>2</sup>**

**Year of construction : 1975**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : excellent**

**External condition : Neuf**

**Couverture : Tuiles**

**Amenities :**

fireplace, double glazing, Laundry room, calm

5 bedroom

1 terrace

2 showers

2 WC

1 garage

**Energy class (dpe) : E**

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

Fees and charges :

471 000 € fees included

01/05/2024 - Prix T.T.C



**House Sauvagnon**

HOUSE from the 1975s in excellent condition on a plot of 2300m<sup>2</sup> (poss of division) QUIET On the ground floor A room of 40 m<sup>2</sup> - summer kitchen - laundry room - shower room - WC - shower room GARAGE 35 m<sup>2</sup> STAGE Living room with fireplace 40 m<sup>2</sup> Equipped kitchen 3 bedrooms, one with bathroom Bathroom Attic: 2 bedrooms (useful area 30 m<sup>2</sup> - 26 m<sup>2</sup> storage under the roof Ref. : 897V9M - Mandat n°155



IMMOBETTY - 7 Place Sainte Foy - 64160 Morlaàs

Tél: 06 11 78 32 16 - immobetty64@gmail.com

Carte professionnelle n°CPI 6402 2015 000 000 790 -

Code NAF 683 1Z - SIRET 813491826 - Garantie financière : SAA assurances groupe SOCAF - Document non contractuel