

350 000 €

For sale house

4 rooms

Surface : 142 m²

Surface of the land : 1500 m²

Year of construction : 2006

Exposition : Sud ouest

View : Montagne

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : tiles

Features :

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

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

2 garage

1 parking

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

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



House 712 Gajan

Independent single-storey house built in 2006 with swimming pool, surrounding land, 1500m², double garage, and adjoining studio in a village 5 minutes from ST GIRONS. The house offers 142 m² of living space including on the ground floor: an entrance/laundry room of approximately 16m², a large living room of approximately 51m² with equipped kitchen (a stove for the off-season), three bedrooms, a bathroom (+ shower), toilets, a mezzanine overlooking the living room. Covered terrace in front of the kitchen. The outbuilding offers 20 m² of living space and includes: an entrance, a room, a bedroom and a bathroom with toilet. The house benefits from underfloor heating (geothermal heat pump); stove (pellets) in the house, all the joinery is PVC and double glazing. Enclosed and flat land on which there is a 7X3.5 swimming pool, heated, with tiled beach. Property tax €1175. This beautiful single-storey house without any work, low energy consumption and with a beautiful view will delight a small family.

Legal information

350 000 € fees included

6,06% VAT of fees paid by the buyer (330 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on the website georisques.gouv.fr

georisques.gouv.fr

