

**233 200 €**

**For sale house**

**6 rooms**

**Surface : 141 m²**

**Surface of the living : 35 m²**

**Surface of the land : 2755 m²**

**Year of construction : 1965**

**Exposition : Sud ouest**

**View : Montagne**

**Hot water : Electrique**

**Inner condition : A moderniser**

**External condition : A rénover**

**Couverture : tiles**

**Features :**

Cheminée, Bedroom on ground floor, calm

3 bedroom

1 bathroom

1 shower

2 WC

**Energy class (dpe) : E**

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

Document non contractuel

08/09/2024 - Prix T.T.C



### House 734 Lorp-Sentaraille

Near Saint-Girons, large family house, with adjoining land. Located back from the main roads, in a quiet area, house of approximately 141 m² with adjoining outbuilding of approximately 60 m², on land of 2,755 m². Ground floor: living/dining room (approximately 35 m²), small equipped kitchen, hallway, bedroom, bathroom, toilet. FLOOR: hallway, office, two bedrooms, shower room/toilet, living/dining room (approximately 25 m²) opening onto a terrace of approximately 9.6 m², small equipped kitchen. ATTIC: lost. Concrete block construction for the ground floor and wooden frame for the upper floor, electric heating and domestic hot water, majority single glazing. Plan for exterior and interior work. Beautiful site, the house is isolated, with no close neighbors, with a lovely view of the mountains and Mont Valier, but remains close to shops and services. South-West exposure. Property tax: €1,404. Nearby aerodrome (episodic nuisances).

#### Legal information

233 200 € fees included

6,00% VAT of fees paid by the buyer (220 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on

