

459 000 €

House for sale

4 rooms

Surface : 81 m<sup>2</sup>

Surface of the living space : 30 m<sup>2</sup>

Surface of the land : 130 m<sup>2</sup>

Year of construction : 1975

Exposure : Sud

Indoor condition : excellent

Outdoor condition : good

Benefits :

air conditioning, double glazing, calm

3 bedroom

1 bathroom

2 WC

1 parking

Energy class (old measure) : C

Climate class : D

Document non contractuel

19/05/2024 - Prix T.T.C



### House ref. 889V545M Calas

I invite you to come and discover a preview of this very pretty subdivision house (without charge) which is just waiting for your suitcases.

Built in 1975 in R+1, you can access via two entrances (north or south) and have the chance to benefit from a small, warm and cozy exterior!

Its large fitted kitchen is perfectly integrated into the living room which opens onto the south-facing terrace and the laundry room.

Upstairs await you 3 bedrooms and 1 bathroom.

1 WC on each floor.

This house is in absolute calm, in a peaceful and family environment and will allow you to access all amenities quickly. La Trébillane and Le Petit Lac schools on foot.

Services: double-glazed PVC windows, city gas heating downstairs and reversible air conditioning from 2022 upstairs.

Fees and charges :

459 000 € fees included

