



# PIERRES AU SOLEIL

IMMOBILIER

"L'art de vivre dans le Sud"

86 000 €

Buying maison de ville

6 rooms

Surface : 90 m<sup>2</sup>

Surface of the living : 23 m<sup>2</sup>

Surface of the land : 6 m<sup>2</sup>

Exposition : Ouest

View : Campagne

Hot water : Electrique

Inner condition : to modernize

External condition : good

Couverture : tiles

Features :

Fireplace, Calm

5 bedrooms

1 terrace

1 shower

2 WC

1 garage

Energy class (dpe) : Comming soon

Emission of greenhouse gases (ges) :

Comming soon

Document non contractuel

03/05/2024 - Prix T.T.C



## Maison de ville B01994 Bédarieux

REF/ B01994 BEDARIEUX Type 6 townhouse of approximately 90m<sup>2</sup> with garage in Bédarieux. This property is composed on the ground floor of a large garage. On the first floor, we find a large living/dining room of 23 m<sup>2</sup> opening onto a balcony, an independent kitchen and a utility room. On the second floor, we see three bright bedrooms, one of which opens onto a terrace. Finally on the third floor, we discover 2 bedrooms, one of which is very large of 18m<sup>2</sup>. This property is in good general condition and can be lived in immediately, however there is work to bring it up to standard. This property is ideal for a family or an investor looking for a house to divide into two apartments.

Fees and charges :

86 000 € agency fees 6,98% à the responsibility of the buyer included

