



# PIERRES AU SOLEIL

IMMOBILIER

"L'art de vivre dans le Sud"

188 000 €

Buying villa

4 rooms

Surface : 70 m<sup>2</sup>

Surface of the living : 31 m<sup>2</sup>

Surface of the land : 1080 m<sup>2</sup>

Year of construction : 2012

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

Fireplace, Bedroom on ground floor,

Double Glazing, Calm

2 bedrooms

1 terrace

1 bathroom

1 garage

Energy class (dpe) : Comming soon

Emission of greenhouse gases (ges) :

Comming soon

Document non contractuel

04/05/2024 - Prix T.T.C



## Villa B0996 La Tour-sur-Orb

LA-TOUR-SUR-ORB REF/ B01996 Beautiful type 3 villa of approximately 70 m<sup>2</sup> with garage on a plot of 1,080 m<sup>2</sup> with private access to the river. This single-storey property consists of a bright living room/kitchen of 31.97m<sup>2</sup> which gives access to a terrace with a view of nature. Subsequently, we also find two beautiful bedrooms of 10.41 m<sup>2</sup> and 11.02 m<sup>2</sup> as well as an office of 8.29 m<sup>2</sup> and a bathroom. The house was built in 2012 and is equipped with reversible air conditioning and a wood stove. This property is located on a flat plot of land of 1080 m<sup>2</sup>, part of which is still buildable at the garage level. The land also has access to the river which can be very pleasant for fishing and swimming enthusiasts. Well in very good condition to visit quickly!

Fees and charges :

188 000 € agency fees 4,26% à the responsibility of the buyer included

