

220 000 €

**Buying villa**

**4 rooms**

**Surface : 80 m²**

**Surface of the living : 35 m²**

**Surface of the land : 1071 m²**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Bedroom on ground floor, Double Glazing,  
Calm

3 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

**Legal information**

220 000 € fees included

4,76% VAT of fees paid by the buyer  
(210 000 € without fees), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



**Villa B02031 La Tour-sur-Orb**

Beautiful 4-room villa of 80.22 m² with garage on a plot of 1071 m² in a quiet subdivision of La Tour-sur-Orb with access to the river. This single-storey property is composed of a bright living room with an American kitchen opening onto a shaded terrace and the garden. We then find three bedrooms, a shower room and a garage. The house is equipped with all modern comforts, including reversible air conditioning and a pellet stove. Concerning the land with a surface area of 1071 m² it is flat and wooded, we find on it a garden shed as well as a carport. The land also has access to the river.

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