

289 000 €

For sale house

11 rooms

Surface : 433 m²

Surface of the living : 68 m²

Surface of the land : 220 m²

Year of construction : 1880

Exposition : Sud est

Hot water : Collectif

Features :

Surf terrace. 20, wooded, Double-vitrage,

Water distribution: CENTRAL, Water

Energy: GAS, fireplace, intercom

4 bedroom

1 terrace

1 bathroom

1 shower

4 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

10/05/2024 - Prix T.T.C



House 604 Saint-Girons

Lots of charm for this large bourgeois house of approximately 430 m² of living space built on a cellar, located 2 steps from all the shops, including: On the ground floor a business premises currently rented 770 euros per month. Access to the garden. Upstairs an apartment on 2 levels of 285 m² comprising on the first level a living room of approximately 68 m² opening onto a terrace of approximately 20 m², fully furnished and equipped kitchen of approximately 25 m², a back kitchen, a dining room, a bathroom, on the second level of the apartment 4 bedrooms (22, 23, 25 and 20 m² approximately), a bathroom and a shower room with wc. An attic of approximately 124 m² City gas central heating (1 new boiler for the room and 2 boilers for the apartment), large volumes, moldings, double-glazed wooden joinery, DHW by gas cumulus, oiled oak floors in the living rooms. Large cellar. Municipal car parks and nearby shops.

Legal information

289 000 € fees included

3,21% VAT of fees paid by the buyer (280 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on

[georisques](#)

