

**65 000 €**

For sale house

4 rooms

Surface : 128 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Surface of the land : 465 m<sup>2</sup>

Year of construction : 1886

Exposition : Est

3 bedroom

1 bathroom

1 WC

Energy class (dpe) : G

Emission of greenhouse gases (ges) : C



### House 673 Durban-sur-Arize

Built in 1886, hamlet house of around 128 m<sup>2</sup> with garden of 465 m<sup>2</sup>. It is composed as follows: - On the ground floor: entrance, office, shed, living room of 20 m<sup>2</sup> with wood stove adjoining the kitchen, bathroom and separate WC. - On the 1st floor: 3 large bright bedrooms (21, 22 and 29 m<sup>2</sup>), one of which opens onto a balcony. - Lost and isolated roof spaces. Court adjoining the house of 90 m<sup>2</sup> and garden facing the house of 375 m<sup>2</sup>. Single glazed joinery, individual sanitation by septic tank. Provide refreshment work. East exposure. Semi-detached on one side and from the back. Very quiet environment. Located 20 minutes from Saint-Girons and 20 minutes from Foix. Land tax 451?.

#### Legal information

65 000 € fees included

8,33% VAT of fees paid by the buyer (60 000 € 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)

Document non contractuel

06/12/2024 - Prix T.T.C

