

## Price on request

**For sale house**

**5 rooms**

**Surface : 112 m²**

**Surface of the living : 16 m²**

**Surface of the land : 150 m²**

**Exposition : Sud est**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : A moderniser**

**External condition : Bon**

**Couverture : Tuiles**

### Features :

double glazing, Cheminée, Chambre de plain-pied, Calme

3 bedroom

1 shower

1 WC

1 garage



## House 780 Moulis

VCome and discover this charming hamlet house (a union of two small houses) located 5 minutes from ST GIRONS, attached on one side, with an area of approximately 112 m², spread over 3 levels. It features a kitchenette, an entrance/living room with a wood-burning stove, 3 bedrooms (on the ground floor, first and second floors), a renovated workshop above the garage/storage room, and a shower room. Small garden at the back plus a separate garden of 185 m² just a 3-minute walk away. Note that the house's location in a small cul-de-sac offers the peace and quiet you're looking for. Individual sewage system. Property tax: 612 euros.

### Legal information

82 000 € fees included

6,49% VAT of fees paid by the buyer (77 000 € 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  
27/01/2026 - Prix T.T.C



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Document non contractuel - Barème de prix disponible sur notre site internet