

**192 000 €**

For sale house

4 rooms

Surface : 103 m<sup>2</sup>

Surface of the living : 29 m<sup>2</sup>

Surface of the land : 4851 m<sup>2</sup>

Year of construction : 1973

Exposition : Sud

Features :

Double-vitrage

3 bedroom

1 shower

1 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel

21/05/2024 - Prix T.T.C



### House 652 Rimont

Independent village house with 4 main rooms with garage and adjoining and detached land. Traditional house built in the 70s, gas and wood central heating (insert), double glazing. Living area: approximately 103 m<sup>2</sup>. Ground floor: garage of approximately 100 m<sup>2</sup> fully convertible. 1st floor (or garden level because accessible on one level from the ground): entrance leading to a kitchen open to a large, very bright living room with fireplace, 3 bedrooms (including 2 with cupboards), shower room, WC separated, storeroom. Attic: 100 m<sup>2</sup> on the ground but attic space. Isolated by the ground. Adjoining land of 930 m<sup>2</sup> sloping, non-adjoining land located in front of the house of 3921 m<sup>2</sup> flat with shelter. Double glazing, heating by gas boiler and wood insert. Individual sanitation (report pending). Very quiet environment, no nuisance. Exposed full South with clear view on the mountains. House in very good condition, immediately habitable. Located 10 minutes from SAINT-GIRONS, 30 minutes from FOIX. Property tax 795?.

#### Legal information

192 000 € fees included

6,67% VAT of fees paid by the buyer (180 000 € 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)

