

## Price on request

**For sale house**

**4 rooms**

**Surface : 121 m²**

**Surface of the living : 40 m²**

**Surface of the land : 500 m²**

**View : Jardin**

**Hot water : Gaz**

**Inner condition : a refresh**

**External condition : Bon**

**Couverture : Tuiles**

### Features :

double glazing, Cheminée, Chambre de plain-pied

4 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

31/08/2025 - Prix T.T.C



## House 773 Saint-Girons

Detached house from the 1970s, very bright, with five main rooms with garden and garage, balcony in front of the living room, it includes an entrance hall, separate kitchen, 4 bedrooms (13.5 m², 12.18 m², 11.28 m², 9.2 m²), toilets, a bathroom, and a large living room with fireplace of 40 m². In the garage there is a toilet and a room used as a cellar. The house is heated by gas central heating, the windows are double-glazed PVC or wood, VMC in the bathroom is self-regulating, 14 cm external insulation, collective sanitation. It is ideally located close to the city center and amenities. TF: 1882 euros

### Legal information

181 000 € fees included

6,47% VAT of fees paid by the buyer (170 000 € 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).

