

## Price on request

**For sale house**

**8 rooms**

**Surface : 183 m²**

**Surface of the living : 30 m²**

**Surface of the land : 1620 m²**

**Exposition : Ouest**

**Hot water : Collectif**

### Features :

pool, indoor swimming pool, heated pool,  
Swimming pool nature: TRADITIONAL,  
Double-vitrage, Water Energy: ELECTRIC  
BALLOON

4 bedroom

1 terrace

2 showers

2 WC

1 garage

**Energy class (dpe) : E**

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

Document non contractuel

08/07/2025 - Prix T.T.C



## House 743 Saint-Girons

Detached house with eight main rooms, without work, located in a quiet cul-de-sac, a few minutes walk from the town centre, with swimming pool, pool house, wooded and enclosed garden, veranda and garage. The house with a living area of approximately 183 m², is composed as follows: BASEMENT: a workshop, a bike room and a large garage. Ground floor: entrance, laundry room, kitchen/dining room, living room with fireplace opening onto a veranda, hallway, two bedrooms (one of which is currently an office), large shower room and toilet. 1ST FLOOR: landing leading to two bedrooms, a dressing room and a shower room with toilet. Enclosed garden with trees and flowers of approximately 1,600 m² (3 rainwater collectors) with heated swimming pool (heat pump and electric roller shutter), pool house of approximately 20 m² with kitchen. Electric storage heaters, collective sanitation, revised roof, electric gate, alarm and video surveillance, double glazed joinery, single flow vmc. Property tax: 2,175?

### Legal information

377 000 € fees included

4,72% VAT of fees paid by the buyer (360 000 € without fees), no current procedure,

