

**179 000 €**

**For sale house**

**6 rooms**

**Surface : 175 m²**

**Surface of the living : 16 m²**

**Surface of the land : 1599 m²**

**Exposition : Sud est**

**View : Ville et campagne**

**Hot water : Individuel**

**Features :**

Surf terrace. 25, Double-vitrage, Water distribution: INDIVIDUAL, Water Energy: ELECTRIC BALLOON

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 garage

**Energy class (dpe) : E**

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

Document non contractuel

04/05/2025 - Prix T.T.C



### House 685 Saint-Girons

Independent house, in stones, with adjoining flat, enclosed and wooded land of 1,599 m², close to the town centre. Ground floor: boiler room, unheated room, large heated room (approximately 42 m²) with sink, bathroom (shower and wc), opening onto a covered terrace (approximately 25 m²) and the garden. 1st FLOOR: entrance/corridor, fitted kitchen, living room, two bedrooms, bathroom (bath and shower), toilet, cellar giving access to the ground floor and the second. 2nd FLOOR: hallway, shower room/toilet, two unheated bedrooms, three attics. EXTERIOR: small garden to the South-East with two garages (electric gates), one of which has a greenhouse; large garden to the North-West, with shelter and chicken coop at the back of the plot. Although requiring work: repair of the electrical installation, insulation (floor, attic), decoration, redistribution of volumes to the first.

#### Legal information

179 000 € fees included

5,92% VAT of fees paid by the buyer (169 000 € 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).

