

**181 000 €**

For sale house

6 rooms

Surface : 128 m<sup>2</sup>

Surface of the living : 40 m<sup>2</sup>

Surface of the land : 2000 m<sup>2</sup>

Year of construction : 1962

Exposition : Sud est

View : Village

5 bedroom

1 shower

1 WC

2 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A



### House 689 Le Mas-d'Azil

Overlooking the charming village of MAS D'AZIL, house from the 60s of 128 m<sup>2</sup> with garages and adjoining land. The ground floor is converted into several garages, a pantry and a bedroom. On the first floor: a kitchen, large living room of 40 m<sup>2</sup> with fireplace opening onto a balcony, 3 beautiful bedrooms, one opening onto a balcony, shower room and separate WC. The lost attics are insulated. The house is decorated with a very pretty plot of land of 2000 m<sup>2</sup>, completely flat, fenced and suitable for a swimming pool. South-East facing, located a few minutes from the village on foot, clear view of the village. Single glazing, heating by heat pump installed in 2022. Sanitation system to be brought up to standard.

#### 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](https://georisques.gouv.fr)

Document non contractuel

04/11/2024 - Prix T.T.C

