

**253 000 €**

**For sale house**

**7 rooms**

**Surface : 210 m<sup>2</sup>**

**Surface of the living : 35 m<sup>2</sup>**

**Surface of the land : 3353 m<sup>2</sup>**

**Year of construction : 1950**

**Exposition : Nord est**

**Hot water : Collectif**

**Features :**

Garage surface: 30, ground pool, wooded,

Water distribution: CENTRAL, Water

Energy: GAS

5 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

2 parkings

**Energy class (dpe) : E**

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

Document non contractuel

20/05/2024 - Prix T.T.C



### House 646 Saint-Lizier

Independent town house built in the 1950s by an architect, ideally located near shops, with a living area of approximately 210 m<sup>2</sup> (+ basement) with a pleasant wooded park of approximately 3,200 m<sup>2</sup>. The house is composed of a large entrance, a very bright living room opening onto the terrace, fitted wooden kitchen, two bedrooms, an office and a bathroom. On the first floor, a corridor leading to three bedrooms and a bathroom (accessible from two of the bedrooms), a large room of around 36 m<sup>2</sup> to be finished that can accommodate 2 other bedrooms and a shower room (water supply in place, new skylights). A large basement with garage, treatment room (wall insulation), wc, laundry room, boiler room and a clay room under the terrace. Large garden of around 3300 m<sup>2</sup> with a well, several fruit trees. Single glazed joinery, individual sanitation (provide connection to the public network). South-west exposure on the terrace and garden side, unobstructed view of a piece of mountain. Land tax: 1852?. Very ideal for a large family, or for a bed and breakfast.

#### Legal information

253 000 € fees included

