

**128 000 €**

**For sale house**

**9 rooms**

**Surface : 182 m²**

**Exposition : Sud**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : A rénover**

**External condition : Bon**

**Couverture : Tuiles**

**Features :**

Cheminée

7 bedroom

2 terraces

2 show ers

2 WC

2 garage

**Energy class (dpe) : F**

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

Document non contractuel

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



### House 753 Montjoie-en-Couserans

Located in a small hamlet 5 minutes from ST GIRONS, two adjoining houses, one of 129 m² and the other of approximately 53 m². The large house is composed on the ground floor of an entrance hall, a hallway, a toilet, a living room with a large bay window, laundry room, storeroom and garage, upstairs a bathroom, five bedrooms, two of which open onto a large balcony, a shower room, a shower room. Wood central heating, single glazing, plan for modernization work to improve comfort. The second, smaller house consists of a garage, toilets and a workshop on the ground floor, and a living room adjoining a shower room and two bedrooms upstairs. The latter does not have a heating system. The whole offers great potential, perfect for a large family or a reception project.

#### Legal information

128 000 € fees included

5,79% VAT of fees paid by the buyer (121 000 € 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).

