

**87 000 €**

**For sale maison de ville**

**7 rooms**

**Surface : 137 m²**

**Exposition : Est ouest**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : A rénover**

**External condition : Bon**

**Couverture : Tuiles**

**1 garage**



### Maison de ville 762 Saint-Girons

Crossing house in the town center, semi-detached on two sides, approximately 137 m² of living space on three levels with the possibility of creating three apartments. It consists of an entrance hall and three rooms on the ground floor; upstairs, a landing, a kitchen (new water heater), three rooms (including a dining room and a living room), and a shower room. On the second floor, there is a landing, an old kitchen, and two bedrooms. There is an attic above. From the other street, it is accessed through a garage. Part of the house is co-owned only because one of the garages was sold. Exemption from DPE because there is no longer a heating system (previously, there were electric radiators) Ideal first investment (seasonal or traditional rental)

#### Legal information

87 000 € fees included

7,41% VAT of fees paid by the buyer (81 000 € 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).

Document non contractuel

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

