

**312 700 €**

**Buying villa**

**5 rooms**

**Surface : 96 m<sup>2</sup>**

**Surface of the living : 43 m<sup>2</sup>**

**Surface of the land : 387 m<sup>2</sup>**

**Year of construction : 1987**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Solaire**

**Inner condition : Excellent**

**External condition : good**

**Couverture : tiles**

**Features :**

fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, calm

4 bedroom

1 terrace

2 showers

2 WC

1 garage

2 parkings

**Energy class (dpe) : C**

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

Document non contractuel

18/10/2024 - Prix T.T.C



### Villa 132 Palau-del-Vidre

Three-sided villa with basement and garage comprising: In the semi-basement, a garage with an automatic door, a workshop, a laundry room, a separate toilet, a large bedroom with a shower. On the ground floor, an equipped American kitchen opening onto the dining room and the living room. On the half floor, three bedrooms, one with a closet, a bathroom with a walk-in shower, a separate toilet. Services: reversible air conditioning throughout the house, fireplace insert with heat distributor, solar water heater, PVC and aluminum double-glazed joinery, electric roller shutters, alarm, drilling with an electric pump and a pressure vessel, lean-to for storing wood, watering channel, stone barbecue. This villa is located in a quiet area 200 meters from the village center (there is no busy street in front of the house). **NO WORK REQUIRED!!!** Do not hesitate to contact us to arrange a visit.

**Fees and charges :**

312 700 € agency fees 5,66% à the responsibility of the buyer included

