

€ 237 000

Buying house

3 rooms

Surface : 125 m²

Surface of the living : 65 m²

Surface of the land : 600 m²

Exposition : Sud est

View : Montagne

Hot water : Electrique

Inner condition : good

Amenities :

Cheminée, double glazing, Arrosage automatique, Laundry room, calm

2 bedroom

1 terrace

2 showers

2 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Fees and charges :

237 000 € fees included

22/12/2024 - Prix T.T.C



House Vernet-les-Bains

GESTIOM IMMOBILIER EXCLUSIVE FOR SALE IN VERNET LES BAINS IN A QUIET AND RESIDENTIAL AREA: A pleasant villa built in 2007 and built on a plot of approximately 600m² on 4 sides with ground floor + 1 floor. The property is composed as follows: On the ground floor - An entrance with access to the 1st floor via an elegant artistic staircase combining wood and metal - A very large living room of 65m² with cathedral ceiling, central wood stove and access to a south/east facing terrace + fitted kitchen area with access to a pantry room of approximately 5m² - 1 WC - 1 Garage of approximately 23m² with 2 accesses (1 exterior by automatic door and 1 interior) + 1 window and 1 bay window. This space benefits from all the necessary connections to easily create a master suite (water, drainage and electricity). Upstairs - A space of approximately 12m² serving the bedrooms - 1 bedroom of 17.80m² with bathroom (shower + sink) and old-style wooden closet - 1 bedroom of 17.75m² with bathroom (shower + sink) and old-style wooden closet - 1 WC This very well maintained villa benefits from excellent exterior insulation, reversible air conditioning heating in each living room and a wood stove. The joinery is in double-glazed PVC with electric roller shutters with centralized and individual control. Outside, the plot is fully fenced and has direct access to the river. It has a built-in barbecue and a rich vegetable garden irrigated by an automatic watering system connected to the irrigation channel that runs through it.



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