

€ 218 000

**Buying villa**

**5 rooms**

**Surface : 130 m<sup>2</sup>**

**Surface of the living : 23 m<sup>2</sup>**

**Surface of the land : 250 m<sup>2</sup>**

**View : Jardin**

**Hot water : Fuel**

**Inner condition : Arafraïchir**

**External condition : Arafraïchir**

**Couverture : tiles**

**Amenities :**

Cheminée, double glazing, Laundry room, calm

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

**Emission of greenhouse gases**

**(ges) : D**

**Fees and charges :**

218 000 € fees included

27/07/2024 - Prix T.T.C



## Villa Canohès

**EXCLUSIVE!!!** To see Quickly in the town of CANOHES in a quiet and residential area 2-sided villa, R+1, 5-room type of approximately 130 m<sup>2</sup> of living space on land of approximately 250 m<sup>2</sup>. This property is composed as follows: **ON THE GROUND FLOOR** : - an entrance hall of about 10m<sup>2</sup> - a fitted kitchen of approximately 7.40 m<sup>2</sup> - a storeroom with reduced space of approximately 15.40 m<sup>2</sup> - a living room of approximately 23.27 m<sup>2</sup> with an adjoining living room of approximately 16.30 m<sup>2</sup> with fireplace - a through garage with toilet and sink of approximately 19.40 m<sup>2</sup> **ON THE 1ST FLOOR**: - a corridor - 3 bedrooms of around 10 m<sup>2</sup> each, 2 of which have fitted wardrobes - an office opening onto a large sunny terrace - a bathroom with bath, sink, wc and bidet - an accessible attic for storage **OUTSIDE** : - a front garden of approximately 32 m<sup>2</sup> with gate (parking for 1 vehicle in front of the garage) and entrance gate - a rear garden of approximately 100 m<sup>2</sup> with masonry wood shed **SERVICES**: - Oil heating (air conditioning on the ground floor) - Double glazed PVC joinery upstairs only -Wood shutters -Presence of a well in the garden -Renovated masonry tile roof with current warranty -Very easy parking and pool area This property built in the 1960s has many assets that will need to be enhanced with some renovations (including electrical network, heating mode and joinery on the ground floor) as well as some refreshments (including tapestry wall coverings) . Do not hesitate to contact us for a visit: 04.68.08.82.89 Ref. : 881V8M - Mandat n°3



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Code NAF 6831Z - SIRET 52274152900013 - Garantie financière : Verspiren-ALLIANZ IARD pour un montant de 110000€ - Document non contractuel - \*prix F.A.I.