

626 000 €

## Buying house

Surface : 134 m²

Surface of the living : 43 m²

Surface of the land : 1154 m²

Year of construction : 1986

Exposition : Sud est

View : Dégagée

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : Tuiles

## Features :

fireplace, electric gate, spray, double glazing, crawlspace, pool, fireplace

4 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 parking

1 cellar

## Legal information

626 000 € fees included

4,33% VAT of fees paid by the buyer (600 000 € 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).



## House 2018408 Le Tignet

Located in a quiet neighborhood, bright villa of approximately 134 m² on a plot of around 1,154 m², swimming pool (5x12) with summer kitchen. The villa includes: entrance hall, 1 bedroom with shower room, fully equipped kitchen opening onto a large living room and lounge of about 43 m² with a wood-burning insert fireplace, leading to a covered terrace and summer kitchen, 1 WC. UPSTAIRS: 3 bedrooms with built-in closets, 1 bathroom with WC. Additional features: workshop, cellar, connection to the main sewer system, automatic gate, 5 minutes from shops. SOUTHWEST EXPOSURE

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1104 and 1494 € (reference year 2021)  
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