

**320 000 €**

**Buying villa**

**7 rooms**

**Surface : 161 m<sup>2</sup>**

**Surface of the living : 29 m<sup>2</sup>**

**Surface of the land : 261 m<sup>2</sup>**

**Year of construction : 1969**

**Exposition : Sud nord**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

pool, Poêle à granulés, Bedroom on ground floor, double glazing, Laundry room, calm

4 bedroom

2 terraces

1 bathroom

2 showers

2 WC

1 garage

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

29/04/2024 - Prix T.T.C



### Villa 116 Saint-André

2-sided VILLA of 161 m<sup>2</sup> on a plot of 261 m<sup>2</sup> with a swimming pool. This two-level house built in 1970 in a very quiet area of Saint André faces south with a clear view, it is divided into two apartments. On the ground floor: a pantry, a bedroom with cupboard, a bathroom with a shower, a toilet, an equipped American kitchen open to the living room, a dining room, a laundry room and a garden with a swimming pool. On the first floor: a landing, a corridor with a cupboard, a fitted kitchen, a living room, three bedrooms, two of which have a cupboard, a toilet, a shower room, a terrace with a barbecue. This very well maintained house is bright and offers great amenities such as reversible air conditioning, a pellet stove and a swimming pool.

Fees and charges :

320 000 € fees included

