

**500 000 €**

**Buying villa**

**7 rooms**

**Surface : 187 m²**

**Surface of the land : 1821 m²**

**Year of construction : 1982**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : good**

**Couverture : tiles**

**Features :**

fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Automatic gate

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

3 garage

6 parkings

**Energy class (dpe) : D**

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

Document non contractuel

03/05/2025 - Prix T.T.C



### Villa 141 Saint-André

For sale, sublime detached villa of 187 m², built on a plot of 1821 m², located in a popular area of Saint Andre. This spacious residence on two levels, facing south-east, offers a clear view and lots of light. Its independent kitchen is fully equipped, and the heating is provided by reversible air conditioning. Although it requires some renovation work, it is in good general condition and has many features such as a fireplace, a bedroom on one level, double glazing, automatic watering and an automatic gate. The house has 3 bedrooms, a bathroom, a shower room, two toilets, a terrace and a parking lot. In addition, the sanitation is done by the sewer system. A visit is essential!

**Fees and charges :**

500 000 € agency fees 4,00% à the responsibility of the buyer included

