

€ 237 000

**Buying house**

**3 rooms**

**Surface : 125 m<sup>2</sup>**

**Surface of the living : 65 m<sup>2</sup>**

**Surface of the land : 600 m<sup>2</sup>**

**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 :**

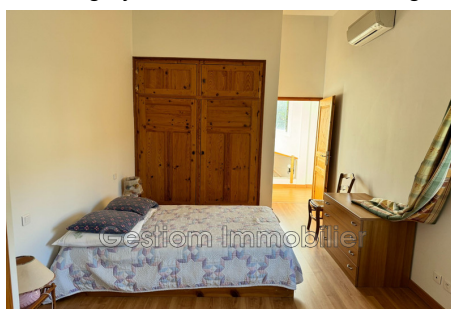
237 000 € fees included

02/05/2025 - 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 600m<sup>2</sup> 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 65m<sup>2</sup> 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 5m<sup>2</sup> - 1 WC - 1 Garage of approximately 23m<sup>2</sup> 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 12m<sup>2</sup> serving the bedrooms - 1 bedroom of 17.80m<sup>2</sup> with bathroom (shower + sink) and old-style wooden closet - 1 bedroom of 17.75m<sup>2</sup> 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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