

€ 218 000

Buying villa

5 rooms

Surface : 130 m²

Surface of the living : 23 m²

Surface of the land : 250 m²

View : Jardin

Hot water : Fuel

Inner condition : Arafraïchir

External condition : Arafraichir

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

17/05/2025 - 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 m² of living space on land of approximately 250 m². This property is composed as follows: **ON THE GROUND FLOOR** : - an entrance hall of about 10m² - a fitted kitchen of approximately 7.40 m² - a storeroom with reduced space of approximately 15.40 m² - a living room of approximately 23.27 m² with an adjoining living room of approximately 16.30 m² with fireplace - a through garage with toilet and sink of approximately 19.40 m² **ON THE 1ST FLOOR**: - a corridor - 3 bedrooms of around 10 m² 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 m² with gate (parking for 1 vehicle in front of the garage) and entrance gate - a rear garden of approximately 100 m² 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.