

266 000 €

**Contact agency**

**Caroline Bleuze Immobilier**

11 Cours de la république

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**For sale mansion**

**10 rooms**

**Surface : 381 m<sup>2</sup>**

**Surface of the living : 27 m<sup>2</sup>**

**Surface of the land : 552 m<sup>2</sup>**

**Year of construction : 1900 environ**

**View : Ville jardin et cour**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

fireplace, double glazing

10 bedroom

2 terraces

2 bathrooms

3 showers

7 WC

1 garage

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

18/09/2024 - Prix T.T.C



### Mansion 1301 Lézignan-Corbières

Character house of 220 m<sup>2</sup>, with a garage of 36 m<sup>2</sup> and a room of 42 m<sup>2</sup>. It consists on the ground floor of an entrance hall, a dining room, a living room, a kitchen opening onto an interior courtyard, a master bedroom. Half a floor, offering 2 bedrooms and a bathroom/WC and on the 1st floor, 3 bedrooms and a bathroom/WC. A cellar in the basement. A pretty garden in front of the house of 91 m<sup>2</sup>. Another house of 160 m<sup>2</sup> with 2 tenants in place. They both consist of a kitchen, a living room on the ground floor and on the 1st floor, 2 bedrooms, bathroom or shower room and WC. One rented €580.00 CC and the other €540.00 CC. Fees charged to the seller.

Fees and charges :

266 000 € fees included

