

169 000 €

**Contact agency**

**Agence de la basilique**

10 Avenue Albert 1er

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**For sale property**

**5 rooms**

**Surface : 100 m²**

**Surface of the land : 235 m²**

**Year of construction : 1982**

**Exposition : Sud est**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

double glazing, Automatic gate

3 bedroom

1 terrace

1 bathroom

1 WC

2 parkings

**Energy class (dpe) : D**

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



**Property 416 Brue-Auriac**

A charming and spacious detached house is up for grabs in the friendly village of Brue-Auriac. Offering a generous living space of 186m<sup>2</sup>, the property is presented on a single level and benefits from a south-east exposure favoring optimal sunshine. In addition to the 4 comfortable bedrooms, the house includes 1 bathroom, 1 shower room and 2 toilets. The major asset is the spacious 302m<sup>2</sup> living room with a cozy fireplace. Comfort is enhanced by electric heating and double glazing. The property is enclosed by an automatic gate and extends over spacious grounds of 1570m<sup>2</sup>. A rare opportunity for those looking for serenity and freedom.

**Fees and charges :**

Well condominium

2 lots in the condominium 169 000 € fees included

Document non contractuel

20/10/20

