

161 000 €

Contact agency

Agence BBii

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For sale stone house

5 rooms

Surface : 120 m<sup>2</sup>

Surface of the land : 675 m<sup>2</sup>

Year of construction : av 1949

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

electric shutters, CALM

3 bedroom

2 showers

2 WC

4 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

17/08/2024 - Prix T.T.C



### Stone house 8693 Cours-la-Ville

Unique offer to grab! This charming building, built before 1949 and very well maintained, offers a living area of 120 m<sup>2</sup>, spread over two levels. It has a kitchen open to the living room, three spacious bedrooms, an office, two shower rooms including one for disabled people, two toilets, a cellar and a garage. Sanitation is done through the sewer. In terms of comfort, the house offers electric roller shutters, a quiet area and an interior in good condition. Do not miss! 3 detached garages are also sold with rented for €90 exc./month. Buying a house in Cours-la-Ville represents a real opportunity. This charming location in the heart of the Auvergne-Rhône-Alpes region offers an unrivaled quality of life: a peaceful environment with lush nature, breathtaking views of the surrounding mountains. In addition, municipal infrastructures are well developed with schools, shops and local services. Living in Cours-la-Ville means benefiting from a perfect alliance between the calm of the countryside and the dynamics of the nearby town. DPE in progress. Heating: Town gas. Price: €161,000 (fees payable by the seller) You can now book your viewing appointment online via this link:

<https://calendar.app.google/SPZTbVSKiUVNAhVRA> Lapierre Marine, Negotiator 06 59 32 84 84 Siret: 95316539600011

Fees and charges :

161.000 € fees included

