

231 550 €

**Contact agency**

**Littoral & Camargue L'immobilier**

298 boulevard Gambetta

30220 Saint Laurent D'Aigouze

09.7784.45.37 / contact@littoral-

camargue.com

**For sale house**

**5 rooms**

**Surface : 158 m<sup>2</sup>**

**Year of construction : 1949**

**View : Citadine**

**Hot water : Electrique**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

double glazing, CALM

3 bedroom

2 bathrooms

2 WC

**Energy class (dpe) : E**

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



**House SNM 117 Marsillargues**

L&C L'immobilier presents to you in the heart of an authentic village, this character house offering great potential thanks to its modular spaces and its many assets. Upon entering, you will discover an adjoining barn, perfect for storing bicycles, motorbikes or cars. A small outdoor courtyard completes this space, ideal for enjoying the beautiful days. On the ground floor, a fully convertible independent space offers you numerous possibilities: studio, office, recreation room, etc. It already includes a bathroom, making it easy to use as independent accommodation. Upstairs, the living space is distinguished by its generous volume and its mezzanine, ideal for an office or a guest room. A master bedroom and a bathroom complete this level. Finally, you will find on the upper floor two additional bedrooms, offering comfort and privacy to the whole family. This charming house will adapt to all your projects! Visit without delay! Contact us now for more information and to arrange a viewing!

**Fees and charges :**

231 550 € fees included

Document non contractuel

