

245 000 €

Contact agency

Agence BBii

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06300 Nice

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For sale house

4 rooms

Surface : 149 m<sup>2</sup>

Surface of the land : 297 m<sup>2</sup>

View : Citadine

Hot water : Solaire

Inner condition : excellent

External condition : GOOD

Features :

electric shutters, Bedroom on ground floor,  
CALM

3 bedroom

1 bathroom

1 WC

2 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

25/01/2025 - Prix T.T.C



## House 8802 Roanne

BBii offers you this rare property for sale in the heart of Roanne. House of 149m<sup>2</sup> habitable, on the ground floor you will find a living room, a kitchen, two bedrooms, a bathroom and a separate toilet. On the first floor, a large, unusual attic bedroom. The whole, raised on a basement of approximately 80m<sup>2</sup>. The house has been fully insulated from the inside, the electricity is up to standard, the house is connected to the sewer system. You will have understood, you will only have to put down your suitcases! Price: €272,000 (fees payable by the seller) You can now book your visit appointment online via this link:

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

Fees and charges :

245 000 € fees included

