

144 000 €

Contact agency

Agence BBii

30 rue Mgr A. Daumas

06300 Nice

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For sale house

4 rooms

Surface : 102 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Surface of the land : 485 m<sup>2</sup>

Year of construction : 1942

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Couverture : slate

Features :

Bedroom on ground floor, CALM, garden sheds

3 bedroom

1 terrace

1 bathroom

1 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

04/04/2025 - Prix T.T.C



### House 8788-12 Saint-Nicolas-du-Pélem

SAINT NICHOLAS DU PELEM - 5 minutes (3 km) from the city center and all amenities (doctor, post office, shopping centre, etc.) I offer you this lovely house of 102 m<sup>2</sup> (without work) tastefully furnished both inside and outside. On the ground floor; 1 entrance, 1 fitted and equipped kitchen, 1 living/dining room, 1 bedroom of 15 m<sup>2</sup>, 1 separate WC and 1 large bathroom with walk-in shower tray. Upstairs: 2 bedrooms with fitted wardrobes and 1 office. Outside: 1 boiler room adjoining the house, 2 small outbuildings used as storage and a 485 m<sup>2</sup> plot An additional building plot of 800 m<sup>2</sup> 30 m from the house sold with the property, on which there are 2 garages, 1 outbuilding of 20 m<sup>2</sup>, fruit trees and vegetable garden. Joinery in double glazing with shutters. Mains drainage. Property tax: €489 Current energy class Price: €159,000 HAI (fees payable by the seller) Contact: Christine CAROLLO-FORIR Sales agent Tel 06.07.34.80.13 Siret 842 795 791 RSAC Saint Brieuc

Fees and charges :

144 000 € fees included

