

519 000 €

**Contact agency**

**L'Opportunité Immobilière**

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**For sale house**

**6 rooms**

**Surface : 145 m<sup>2</sup>**

**Surface of the living : 42 m<sup>2</sup>**

**Surface of the land : 824 m<sup>2</sup>**

**Year of construction : 2007**

**Exposition : Sud nord**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : NEW**

**Couverture : tiling**

4 bedroom

1 terrace

1 bathroom

1 shower

1 WC

2 garage

5 parkings

**Energy class (dpe) : C**

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

Document non contractuel



**House 53 Mallemort**

In co-exclusivity we offer you this beautiful house in R + 1 of 145 m<sup>2</sup> of living space composed of: - an entrance hall, a fitted and equipped kitchen in excellent condition (sold with equipment such as: refrigerator, extractor hood, gas hob and built-in oven), a large living room, a laundry room, 1 WC and 2 shower rooms, including 1 with double sinks on the ground floor (and 1 to be created upstairs with 1 WC) 4 bedrooms (including 1 on the ground floor) and the possibility of converting the attic to approximately 20 m<sup>2</sup>; - 1 garage attached to the house of 25 m<sup>2</sup>; - 1 warehouse of 81 m<sup>2</sup> adjoining the house offering the possibility of making a floor to have the same surface area upstairs and build accommodation of 50 m<sup>2</sup>; - 800 m<sup>2</sup> of garden not overlooked. Heated and cooling floor. centralized electric roller shutters, alarm, etc.: sought-after services with very interesting potential whether for living there, a commercial or craft activity or a very interesting rental income! This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

Fees and charges :

519 000 € fees included

