

550 000 €

Contact agency

ADN Immo Conseil

Domaine de Pont Royal

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For sale house

6 rooms

Surface : 227 m<sup>2</sup>

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

Surface of the land : 850 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

27/07/2024 - Prix T.T.C



## House 454 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!

Fees and charges :

550 000 € fees included

