

370 000 €

Contact agency

Devier Immobilier SGM

45, Plan des cafés

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For sale mansion

6 rooms

Surface : 374 m<sup>2</sup>

Surface of the living : 60 m<sup>2</sup>

Surface of the land : 60 m<sup>2</sup>

View : Jardin

Inner condition : to renovate

External condition : to renovate

4 bedroom

1 terrace

2 show ers

2 WC

1 garage



### Mansion 8052 Saint-Brès

For Sale St Brès: Village house to renovate, full of charm and great potential This village house with a surface area of 374.4 m<sup>2</sup>, offers great potential for a fully personalized development. Located in a quiet environment with no overlooked views, it benefits from a peaceful setting in the heart of the commune of Saint Brès. The structural work has already been completed, including the roof, the façade, the utilities and the floors. All that remains is to arrange the interior according to your tastes. The 60m<sup>2</sup> exterior will allow you to enjoy the peace and quiet. On the ground floor there is the entrance and an office of 12m<sup>2</sup>, a garage of 67m<sup>2</sup>, a room of 18m<sup>2</sup> and a convertible surface of 88m<sup>2</sup>, ideal for an outbuilding or guest rooms. The upper floor consists of a large living room of 60m<sup>2</sup>, a separate kitchen of 20m<sup>2</sup>, 4 spacious bedrooms including a master suite with shower room and toilet, a bathroom, a separate toilet and a 21m<sup>2</sup> Tropezian terrace. The remaining works are estimated at €209,000, giving you a basis to personalise this unique property. Quotes are available. Do not hesitate to contact Devier Immobilier on 04.67.86.28.70 for more information or to arrange a visit.

Fees and charges :

370 000 € fees included

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