

**340 000 €**

**Contact agency**  
**Sarl Sylvain Immobilier**  
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**For sale pavilion**

**6 rooms**

**Surface : 135 m²**

**Surface of the living : 35 m²**

**Surface of the land : 2725 m²**

**Year of construction : 1982**

**Couverture : tiling**

**Features :**

fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, CALM

4 bedroom

1 terrace

2 showers

2 WC

2 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

20/10/2024 - Prix T.T.C



### Pavilion N088 Songeons

SONGEONS SECTOR - CHARMING PAVILION WITHOUT WORK on full basement including: On the ground floor: Entrance leading to an open furnished kitchen, living room, veranda, bedroom, shower room, toilet with washbasin. Upstairs: Large landing leading to three bedrooms, one with a balcony, shower room with toilet. Attics converted into storage, full basement divided into sections with cellar and garage, outbuilding used as a back kitchen and one used as a large open garage, dual-flow CMV, electric roller shutters, individual sanitation in compliance. All on a fully enclosed plot of land, with a total surface area of 2,725 m². Negotiator's opinion: Large family home requiring no work, super bright and habitable on one level. The land is wooded and warm with a small pond. A large open garage is present on the land, and is possibly convertible into a dwelling (a planning permission has already been accepted for this). Advertisement reference: N088 Fees and charges : 340 000 € fees included

