

520 000 €

**Contact agency**

**Andersen Immobilier**

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**For sale tow nhouse**

**7 rooms**

**Surface : 235 m<sup>2</sup>**

**Surface of the living : 80 m<sup>2</sup>**

**Surface of the land : 483 m<sup>2</sup>**

**Year of construction : 1918**

**Exposition : Est ouest**

**View : Montagne et campagne**

**Hot water : Solaire**

**Inner condition : to modernize**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

DRILLING, garden, sejour avec cheminée et cuisine d'été, fireplace, barbecue, Fruit-trees, Kitchen garden, Laundry room, Portes de garage automatique, CALM

5 bedroom

2 terraces

2 show ers

3 WC

2 garage

4 parkings

1 cellar

Document non contractuel

Energy class (dpe) : D

24/11/2024 - Prix T.T.C

Emission of greenhouse gases (ges) : B



## Townhouse 135 Canohès

Discover this charming townhouse located in the downtown district of Canohès. With a surface area of 235 m<sup>2</sup> spread over 3 levels, the residence offers spacious and bright spaces, including a living room of 80 m<sup>2</sup>, an equipped American kitchen, as well as five bedrooms. With its breathtaking view of the mountain and the countryside, the house is exposed east-west and allows you to benefit from optimal sunshine. The house, built in 1918, is in good condition but still requires some modernization work. It benefits from reversible air conditioning heating and solar hot water. Its 483 m<sup>2</sup> plot offers various assets, ranging from the garden with fruit trees and vegetable garden, to the borehole and the summer kitchen equipped with a barbecue. In addition, the house also has a laundry room, two terraces, four parking spaces, as well as a cellar. In terms of sanitation, everything is connected to the sewer. Calm and serenity characterize this exceptional property.

Fees and charges :

520 000 € agency fees 4,81% à the responsibility of the buyer included

