

400 000 €

Contact agency  
Agence BIEN-VENDRE

23 rue Léon Gambetta

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#### For sale house

Surface of the living : 40 m<sup>2</sup>

Year of construction : 1930

Exposition : Sud est

View : Dégagée

Hot water : Electrique

Inner condition : to renovate

External condition : GOOD

Couverture : tiling

#### Features :

CALM

5 bedroom

1 terrace

2 bathrooms

2 WC

2 garage

3 parkings

2 cellars

Energy class (dpe) : F

Emission of greenhouse gases (ges) : F

Document non contractuel

26/02/2025 - Prix T.T.C



### House 065 Moncheaux

MONCHEAUX - Superb detached villa from the 1930s on a divisible plot of 6,300 m<sup>2</sup>, discover this family home with timeless charm and generous volumes. It is composed as follows: Ground floor: a large entrance hall distributing a kitchen, a utility room, a living room of 40 m<sup>2</sup> with fireplace and bow window, a bedroom and a bathroom. 1st floor: a landing serving three spacious bedrooms, a large office and a second bathroom. 2nd floor: a convertible attic of 40 m<sup>2</sup> offering additional potential. Numerous convertible outbuildings, a double garage and two cellars complete this rare property. GAS central heating, work required. You will be seduced by the character of the old enhanced by bright and generous volumes. A unique opportunity for lovers of character and space. To visit without delay! Contact: BIEN-VENDRE Agency - Discover our SUCCESS Mandate - Fixed fees €4,990 - Fees are the responsibility of the seller. Primary energy consumption: 343kWh/m<sup>2</sup>/year Final energy consumption: 265 kWh/m<sup>2</sup>/year GES: 69 kg CO<sup>2</sup>/m<sup>2</sup> Estimated annual energy expenditure for standard use: between €3,150 and €4,300 per year. Average energy prices indexed to 2021 (including subscriptions) Information on the risks to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr)

Fees and charges :

400 000 € fees included

