

519 000 €

For sale house

6 rooms

Surface : 145 m<sup>2</sup>

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

Surface of the land : 824 m<sup>2</sup>

Year of construction : 2007

Exposition : Sud nord

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : Neuf

Couverture : Tuiles

4 bedroom

1 terrace

1 bathroom

1 shower

1 WC

2 garage

5 parkings

#### Legal information

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



### House 53 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...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1410 and 1980 € (reference year 2023)  
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