

**519 000 €**

**For sale house**

**6 rooms**

**Surface : 145 m²**

**Surface of the living : 42 m²**

**Surface of the land : 824 m²**

**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**

519 000 €

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 m² 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 m²; - 1 garage attached to the house of 25 m²; - 1 warehouse of 81 m² adjoining the house offering the possibility of making a floor to have the same surface area upstairs and build accommodation of 50 m²; - 800 m² 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)  
Document non contractuel - 12/03/2025

