

69 000 €

For sale village house

4 rooms

Surface : 71 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Surface of the land : 51 m<sup>2</sup>

Year of construction : 1973

Exposition : Nord

View : Citadine

Hot water : Electrique

Inner condition : To renovate

External condition : To renovate

Couverture : Tiling

Features :

Placard Chambre

3 bedroom

1 terrace

1 shower

2 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

25/04/2025 - Prix T.T.C



### Village house 431 Millas

Exclusive, Millas - Located in the center of the village, close to all amenities, Single-sided village house, 4 rooms, living area of approximately 73m<sup>2</sup> raised 2 floors over garage with terrace: - Ground floor : garage 31m<sup>2</sup> - 1st floor : living room/kitchen 20m<sup>2</sup>, office 7.10m<sup>2</sup>, a shower room and a separate toilet. - 2nd floor : two bedrooms of approximately 9.10m<sup>2</sup> and one bedroom of 9.50m<sup>2</sup> opening onto a 7.10m<sup>2</sup> terrace with no vis-à-vis. This house also consists of double-glazed PVC and aluminum windows, roller shutters and an electric and wood heating system. A renovation will be necessary to fully enjoy this property. Fees are the responsibility of the sellers. Information on the risks to which this property is exposed is available on the Georisques website: <https://www.georisques.gouv.fr> Frederic SANZ 06 85 98 95 78

#### 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](https://www.georisques.gouv.fr)

