

**235 000 €**

**For sale villa**

**5 rooms**

**Surface : 118 m²**

**Surface of the living : 35 m²**

**Surface of the land : 211 m²**

**Year of construction : 1975**

**Exposition : Sud est**

**Hot water : Fuel**

**Inner condition : A refresh**

**External condition : Good**

**Couverture : Tiling**

**Features :**

parquet stratifié, Climatisation, Balcony,  
Double vitrage PVC et..., shutters, Porte  
garage électrique, Charpente béton, Calm

4 bedroom

1 terrace

1 bathroom

1 garage

1 parking

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

26/06/2025 - Prix T.T.C



### Villa 444 Toulouges

**EXCLUSIVE - TOULOUGES** Located in a peaceful residential area, come and discover this charming 2-sided villa, with a living area of approximately 118m² with exterior and garage of 17.60m²: Ground floor : Kitchen 12.20m², living room of 35.15m² opening onto a terrace and garden. 1st floor : 4 bedrooms of approximately 12 to 14m², a bathroom and separate toilet. This house also features double-glazed PVC and aluminum windows, roller shutters, an electric garage door, oil-fired central heating, reversible air conditioning and a parking space. Close to shops and schools, this house, through its services, offers a pleasant and practical living environment for a family. The 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> Frédéric SANZ 06 85 98 95 78

#### Legal information

235 000 €

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

