



L'AGENCE & VOUS

CÔTE D'EMERAUDE

228 580 €

Buying house

4 rooms

Surface : 77 m²

Surface of the living : 35 m²

Surface of the land : 1744 m²

Year of construction : 1949

Exposition : Sud ouest

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : slate

Amenities :

Ref Cadastre : 351720000B1196, double glazing, Water Energy: BALL..., double garage

2 bedroom

1 terrace

1 shower

2 WC

2 garages

Legal information

228 580 € fees included

3,90% VAT of fees paid by the buyer (220 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://www.georisques.gouv.fr).



House Ov273 Meillac

EXCLUSIVE! L'Agence&Vous, Océane MITTET 0760797820, presents this charming 77 sq m stone house, located in a peaceful and authentic countryside setting. It comprises a bright and spacious living room, a fitted kitchen, a utility room, two comfortable bedrooms, and a functional shower room with WC. Outside, you'll enjoy a large, wooded garden of 1750 sq m, ideal for nature lovers, as well as a practical double garage. The house has recently undergone significant renovations, including a new roof and septic tank. A rare find, combining old-world charm with modern comfort. Just move in! Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A
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