



# L'AGENCE & VOUS

CÔTE D'EMERAUDE

228 580 €

**Buying maison**

**4 rooms**

**Surface : 77 m<sup>2</sup>**

**Surface of the living : 35 m<sup>2</sup>**

**Surface of the land : 1744 m<sup>2</sup>**

**Year of construction : 1949**

**Exposition : Sud ouest**

**Hot water : Electrique**

**Inner condition : Excellent**

**External condition : Bon**

**Couverture : Ardoises**

**Amenities :**

Ref Cadastre : 351720000B1196, Double-vitrage, Energie Eau : BALLON..., 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).



## Maison 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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