

257 250 €

For sale house

4 rooms

Surface : 154 m<sup>2</sup>

Surface of the living : 41 m<sup>2</sup>

Surface of the land : 3031 m<sup>2</sup>

Year of construction : 2006

Exposition : Est ouest

View : Jardin

Hot water : Fuel

Inner condition : good

External condition : a refresh

Couverture : tiles

Features :

electric shutters, Bedroom on ground floor, double glazing, Buanderie, Automatic gate, calm

3 bedroom

2 terraces

1 bathroom

1 WC

2 garage

4 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

22/12/2024 - Prix T.T.C



## House 10062 Saint-Porquier

**FOR SALE** - In the town of ST PORQUIER, discover this pleasant single-storey detached house of type T4 of 154 m<sup>2</sup> on a fully fenced plot of 3,000 m<sup>2</sup> with its electric gate. This house offers a large bright living room of 52 m<sup>2</sup> equipped with a fireplace with insert, a fully equipped American kitchen of 18 m<sup>2</sup> and an office space. Night side three spacious bedrooms with cupboards as well as a bathroom with shower, bathtub and double sink. Its heating is provided by fuel. The windows are double glazed with roller shutters. Sanitation is provided by a septic tank. You access this house via a covered terrace. Through the living room, a second covered terrace takes you to a plot of land on which you will discover an 8 x 4 m swimming pool, this one is equipped with its telescopic dome shelter. You can park your vehicles in a double garage equipped with electric doors. Don't waste a second and contact Christian Hamon, sales agent, for a visit, tel: 06.62.11.49.84 or by email [c.hamon82000@gmail.com](mailto:c.hamon82000@gmail.com). Montauban RSAC number 488 831 058. As for the sale price, it amounts to €257,250 including agency fees. The agency fees are the responsibility of the seller.

### Legal information

