

542 000 €

For sale house

7 rooms

Surface : 230 m<sup>2</sup>

Surface of the living : 80 m<sup>2</sup>

Surface of the land : 5490 m<sup>2</sup>

Exposition : Ouest

View : Dégagée

Hot water : Fuel

Inner condition : excellent

External condition : good

Features :

electric shutters, double glazing,

Buanderie, Automatic gate

5 bedroom

1 terrace

1 bathroom

3 showers

2 WC

2 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

18/10/2024 - Prix T.T.C



## House 3715 Saint-Lys

FOR SALE Come and discover this magnificent house offering an ideal living environment for a family seeking tranquility. This old renovated barn T7 of 230 m<sup>2</sup> consists of a large living room/living room of 80 m<sup>2</sup>, an American kitchen of 14.71 m<sup>2</sup> equipped and a scullery. Still on the ground floor, we find a wall-hung toilet, a large bathroom with bathtub and walk-in shower. On the night side, we have 3 beautiful bedrooms including a master bedroom with dressing room and bathroom of 20.87 m<sup>2</sup>. We continue with a laundry room and boiler room of 13.66 m<sup>2</sup>. Upstairs, there is a 51 m<sup>2</sup> mezzanine with a bedroom, an office and a bathroom. To complete this property, a 28 m<sup>2</sup> attic (Carrez law). Outside, a large plot of approximately 5,500 m<sup>2</sup>, where we find a large terrace with wooden pergola. A double automated garage, a porch and a useful well for exterior watering. This house has double glazing, centralized electric roller shutters and use of home automation (gate, garage, shutter, light, etc.)

### Legal information

542 000 €

Fees paid by the owner, no current procedure, information on the risks to which

