



162 000 €

**Buying village house**

**4 rooms**

**Surface : 70 m<sup>2</sup>**

**Surface of the living space : 20 m<sup>2</sup>**

**Year of construction : 1900**

**Exposure : Sud est**

**View : Citadine**

**Hot water : Electrique**

**Indoor condition : good**

**Outdoor condition : good**

**Benefits :**

air conditioning, double glazing, calm

3 bedroom

1 terrace

2 shower rooms

2 WC

1 cellar

**Energy class (old measure) : C**

**Climate class : B**

Document non contractuel

27/07/2024 - Prix T.T.C



## Village house 10002 Callas

CALLAS in a quiet little street - Village HOUSE of approximately 70 m<sup>2</sup> composed on 3 levels: LIVING ROOM/equipped KITCHEN opening onto balcony - 2 Bedrooms with cupboards and an Office of 8 m<sup>2</sup> - 2 shower rooms/wc - Cellar and workshop in the basement - Reversible air conditioning and central heating with heat pump - Recent double glazing - VERY GOOD GENERAL CONDITION

Fees and charges :

162 000 € agency fees 3,70% à the responsibility of the purchaser is included



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Code NAF 6831Z - Garantie financière : LCL - 30 000 € - Document non contractuel