



AGENCE IMMOBILIERE LE VOLTAIRE

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€ 299 000

**Buying house**

**6 rooms**

**Surface : 196 m<sup>2</sup>**

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

**Hot water : Gaz**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

double glazing, Portail automatique,  
Calme

4 bedroom

1 terrace

3 showers

1 garage

**Energy class (dpe) : B**

**Emission of greenhouse gases  
(ges) : C**

**Fees and charges :**

299 000 € fees included



### House Lespignan

Village house entirely renovated with Garage of 30 M<sup>2</sup>, Motorized gate. SH 136 M<sup>2</sup> in R+2. On the 1st floor, Kitchen, Living room, Cellar, Master Bedroom with Dressing Bath and Washbasin, Bedroom, Office, Bathroom and Terrace. On the 2nd mezzanine converted into a bedroom. On the ground floor 1 Appt T3 60 M<sup>2</sup> including, Living room, Equipped kitchen, 2 bedrooms, Bathroom, separate WC, possible rental income 550€/month. The 2 apartments have independent access TO SEE WITHOUT DELAY!! Ref. : 863V101M - Mandat n°152

17/04/2024 - Prix T.T.C



Agence Immobilière Le voltaire - 21 Boulevard VOLTAIRE - 34410 Serignan

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Carte professionnelle n°CPI 3401 2020 000 044 879 - RCS 823199104 RCS BEZIERS le 21-10-2016

Code NAF 6831Z - SIRET 82319910400014 - Garantie financière : GALIAN 89 Rue de la Boétie - 75008 PARIS n° 49114 K 120000 € pour TRANSACTIONS SUR IMMEUBLE ET FOND DE COMMERCE - 120000 € pour GESTION IMMOBILIERE - 120000 € pour l'activité de SYNDIC DE COPROPRIETE - Document non contractuel