



## House 3 bedroom(s) for sale



### Information de l'agent

Nom:	Patrick Gibbins
Nom de compagnie:	Artaxa Immo Sarl
Pays:	France
Expérience since:	2008
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	
Languages:	French
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 179,000

#### Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	34700
Soumis:	07/10/2024

#### Description:

Unique Stone Village House with Courtyard and Outdoor Space for Sale at €179,000\*\*Discover this unique gem, an atypical property that combines authentic charm with exceptional potential!\*\*Main Features:\*\*- 119 m2 fully renovated, blending comfort and character, featuring a spacious and bright living room/kitchen of 40 m2, equipped with a wood stove and reversible air conditioning.- Three spacious bedrooms, including a master suite of 37 m2 with its own office, private shower room, and dressing area.- Generous garage of 41 m2, ideal for parking or creating a workshop.- Vaulted cellar of 36 m2, perfect for wine enthusiasts or for storage.- Charming 15 m2 courtyard, providing an intimate outdoor space for enjoying al fresco meals.\*\*Additional Highlights:\*\*- 192 m2 of adaptable space, offering numerous possibilities to expand the living area or create a customized living space, thanks to the impressive ceiling heights and abundant natural light.- Small garden, a rare green space in the heart of the village, perfect for relaxation.This house represents a unique opportunity for those seeking a character property with enormous renovation potential, offering generous space in a charming setting.Don't miss out on this rare property! Contact us now for more information and to arrange a visit. Legal Mentions (in French) : Honoraires a la charge du vendeur.

Les informations sur les risques auxquels ce bien est expose sont disponibles sur le site Georisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr) .



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## Commun

Chambres: 3  
Salle de bains: 3  
1/2 baths: 2  
Pied carré fini: 300 m<sup>2</sup>  
Dimensions du lot: 280 m<sup>2</sup>

## Room details

Total rooms: 8

## Building details

Number of Off Road Parking: 2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.160.299

