



Ingrid Crabouiller  
PATRIMOINE & IMMOBILIER

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640 500 €

For sale house

7 rooms

Surface : 137 m<sup>2</sup>

Surface of the living : 45 m<sup>2</sup>

Surface of the land : 1113 m<sup>2</sup>

Year of construction : 1998

Inner condition : A refresh

External condition : Good

Couverture : Tiling

Features :

Fireplace, Bedroom on ground floor,

Double Glazing, Laundry room, Automatic

gate

5 bedroom

2 terraces

1 bathroom

1 shower

3 WC

1 garage

2 parkings

Energy class (dpe) : B

Emission of greenhouse gases (ges) : D

Document non contractuel

01/05/2024 - Prix T.T.C



### House 99 Saint-Palais-sur-Mer

ST PALAIS SUR MER - 4 BEDROOM HOUSE + GITE Very beautiful house to discover, comprising, on the ground floor, an entrance, living/dining room with insert fireplace, fitted and equipped kitchen, pantry, hallway, three bedrooms, WC with wardrobe, bathroom. Access to the tiled garage with attic. Upstairs, a landing distributing a bedroom and a bathroom. Detached, an outbuilding used as a gite consisting of a living room with kitchenette, bedroom with mezzanine, shower room and WC The whole on a closed and raised plot of 1113m<sup>2</sup> with chalet, small roofs and woodshed. A must see.

Fees and charges :

640 500 € agency fees 4,76% à the responsibility of the buyer included



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