



## House

SAINT PAULET DE CAISSON (30)

**649 000 €\***

\* Agency fees to be paid by the seller



212 m<sup>2</sup>



7 pièce(s)



5 chambre(s)

## PROPERTY DESCRIPTION

Saint Paulet de Caisson, T7 house on two levels of approximately 186m<sup>2</sup> of living space with swimming pool and pool house on land with a surface area of 3303 m<sup>2</sup>, completely fenced. Not overlooked, in a green setting and without nuisance, facing south, the ground floor of this house is organized to highlight the view afforded by the terraced land: • The kitchen (15 m<sup>2</sup>) via its dining area (10 m<sup>2</sup>) opens onto the west terrace (46 m<sup>2</sup>), the Veranda (27 m<sup>2</sup>), the dining room (30 m<sup>2</sup>) and the living room (24 m<sup>2</sup>). • Three bedrooms (16m<sup>2</sup>, 15 m<sup>2</sup> and 11m<sup>2</sup>), a bathroom and a toilet are distributed by a central corridor. The first floor of the house includes two bedrooms, a bathroom and converted attic space used as a storage room. Completely fenced and not overlooked, the swimming pool area (approximately 300 m<sup>2</sup>) is entirely dedicated to relaxation: • The 11.6 x 5 m swimming pool is surrounded by a large beach and a bathing area. sun • Along the entire length of the swimming pool, the pool house includes an equipped kitchen, a dining area and garden furniture. • A magnificent garden, independent toilets, toilets and showers complete the comfort and autonomy of the swimming pool area. A Garage, a boiler room, a laundry room, a covered terrace with barbecue, a two-car shelter complete the comfort of this set. Heating is provided by central heating with an oil boiler, supplemented on the 1st floor by a reversible air conditioner and an electric radiator. Completely new, the sanitation is carried out by a septic tank installed in June 2023. The rental in summer (June 15 / September 15) of the house (4 keys Clévacances label) allows an income of around €20k/year. Fees are the responsibility of the seller.

Le Diagnostic de Performance Energétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

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

\*\* ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Jean-Paul AIME**

**SALAZAC (30760)**

Agent

RSAC : 832 501 522 00011

Courts service city : NIMES

**(+33)6 80 17 91 67**

## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 830536

Property type ..... House

Year of construction ..... 1971

Exposure ..... South

View ..... Vue dégagée, sur Jardin

### SURFACES

Living space ..... 212 m²

Living room surface ..... 55 m²

Land surface ..... 3303 m²

### COMPOSITION

Number of rooms ..... 7

Number of bedrooms ..... 5

Number of bathrooms ..... 2

Toilets count ..... 2

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 204

GES ..... 47

### APPENDIX

Parking ..... extérieur

Parking space ..... 1

Garage ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... électricité

Heater ..... fuel

Kitchen ..... aménagée

Swimming-pool ..... Yes



CAPIFRANCE  
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
CS 70058 34 473 Pérols Cedex  
RCS de Montpellier n° 441 338 985  
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle