



## House

AIGUILLON (47)

**115 000 €\***

\* Agency fees to be paid by the seller



110 m<sup>2</sup>



4 pièce(s)



2 chambre(s)

## PROPERTY DESCRIPTION

House Full of Potential with Swimming Pool Garden - Ideal Location  
Discover this charming house from the 60s, ideally located close to the supermarket, schools, and the heart of the city center.

Offering easy access to all essential amenities, this property represents a unique opportunity for those looking to combine the comfort of city living with the tranquility of a quiet neighborhood. It has great potential, requiring updating, and perfect for those who wish to personalize their living space.

This home includes two welcoming bedrooms, a practical garage, a pantry and a summer kitchen, promising unforgettable moments with family or friends.

The gas heating system ensures optimal comfort all year round, while the well and water softener are considerable assets for efficient resource management.

The 600 m<sup>2</sup> garden, a true blank canvas, is ready to accommodate your most ambitious projects. Swimming poolable, it offers an ideal space for creating a private haven of peace, where relaxation and outdoor leisure activities will be available.

Although work is required, this house represents a fantastic investment opportunity or the ideal living project for those wishing to put their personal touch on their future home. Don't miss this opportunity to settle there, where convenience and potential meet. Contact me today to arrange a visit and let yourself be seduced! Les honoraires sont à la charge du vendeur.

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!



**Emilie VINCENT**

**AIGUILLON (47190)**

Agent

RSAC : 893 312 330 00028

Courts service city : AGEN

**(+33)6 48 58 45 05**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 846421  
Property type ..... House  
Year of construction ..... 1965

### SURFACES

Living space ..... 110 m²  
Living room surface ..... 22 m²  
Land surface ..... 692 m²

### COMPOSITION

Number of rooms ..... 4  
Number of bedrooms ..... 2  
Toilets count ..... 2  
Washrooms ..... 1  
Balcony ..... 1  
Terrace ..... 1

### DPE/GES

DPE ..... 250  
GES ..... 54

### APPENDIX

Parking ..... couvert  
Parking space ..... 1  
Garage ..... 1  
Videophone ..... Non

### SERVICES

Air conditioning ..... Yes  
Heater ..... gaz  
Kitchen ..... aménagée