



## Village house

SAINT LAURENT LA VERNEDE (30)

**290 000 €\***

\* Agency fees to be paid by the seller



247 m<sup>2</sup>



8 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

CAPIFRANCE - Mr. BOULOGNE LOIC, presents this country stone house, well located in the heart of a village with all the shops nearby. It is currently divided into three accommodations. The first accommodation, approximately 111 m<sup>2</sup>, is rented for €400 per month, water included. It includes an entrance, a living room, a kitchen area, a lounge (or bedroom), a bathroom, two bedrooms, a toilet with hand basin, distributed between the ground floor and the first floor. The lease ends on June 30, 2024. The second accommodation, located at the rear of the courtyard, on the first floor has an area of approximately 108 m<sup>2</sup>. It offers a kitchen with access to a terrace, a large living room, two bedrooms, a bathroom and a toilet. This accommodation can communicate with the first. In addition, a third studio-type accommodation, of approximately 25 m<sup>2</sup>, is located on the ground floor. This house of character, with some cement tile or terracotta floors, offers ideal potential as a primary or secondary residence. Renovation work will be necessary. Great project in perspective.

Fees are the responsibility of the seller.

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!



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LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 848197

Property type ..... Village house

Year of construction ..... 1880

Exposure ..... East

### SURFACES

Living space ..... 247 m<sup>2</sup>

Land surface ..... 376 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 8

Number of bedrooms ..... 4

Number of bathrooms ..... 1

Toilets count ..... 3

Washrooms ..... 2

Balcony ..... 1

### DPE/GES

DPE ..... 229

GES ..... 58

### APPENDIX

Videophone ..... Non

### SERVICES

Heater ..... pompe à chaleur

Heater ..... bois

Heater ..... fuel

Kitchen ..... équipée