



Village house

SAINT LAURENT LA VERNEDE (30)

290 000 €*

* Agency fees to be paid by the seller



247 m²



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 m², 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 m². 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 m², 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!



Loïc BOULOGNE

UZES (30700)

Agent

RSAC : 424 195 055 00027

Courts service city :
AUXERRE

(+33)6 82 94 18 83

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 848197

Property type Village house

Year of construction 1880

Exposure East

SURFACES

Living space 247 m²

Land surface 376 m²

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



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