



## House

SAINT LAURENT DE CERDANS (66)

**88 000 €\***

\* Agency fees to be paid by the seller



75 m<sup>2</sup>



4 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

St Laurent de Cerdans (66260), in the heart of the village, Exclusively, Come and discover this pretty house to refresh with garden and cellar. It is composed on the ground floor of an entrance, a kitchen living room, and a room currently serving as a bedroom but which can expand the living room. On the 1st floor you will find 2 good-sized bedrooms as well as a bathroom with WC. In the basement, you access a large cellar which leads you to a garden of approximately 150m<sup>2</sup> equipped with 2 permanent garden sheds. The house needs a little refreshing and updating. Whether you are looking for a pied-à-terre or a primary residence, this house has a lot of potential and many assets. So don't wait any longer and contact me!

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 ..... 848258  
Property type ..... House  
Year of construction ..... 1800  
Exposure ..... West  
View ..... Vue dégagée, sur Montagne  
Furnished ..... Yes

### SURFACES

Living space ..... 75 m²  
Living room surface ..... 20 m²  
Land surface ..... 190 m²

### COMPOSITION

Number of rooms ..... 4  
Number of bedrooms ..... 3  
Number of bathrooms ..... 1  
Toilets count ..... 1

### DPE/GES

DPE ..... 208  
GES ..... 57

### APPENDIX

Cellar ..... 1  
Videophone ..... Non

### SERVICES

Heater ..... fuel  
Kitchen ..... coin cuisine



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