



## Detached house

PAULHAN (34)

**249 000 €\***

\* Agency fees to be paid by the seller



92 m<sup>2</sup>



4 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

3 minutes from Paulhan, I invite you to come and discover this charming single-storey house of 92m<sup>2</sup> from the 80s. Built outside the subdivision and on land of approximately 600m<sup>2</sup>, it offers you: - three bedrooms - two bathrooms for more comfort - a dining room / kitchen - a spacious living room of 29m<sup>2</sup>. A veranda of approximately 7m<sup>2</sup> is added to the 92m<sup>2</sup> of living space. A garage allowing you to park a family vehicle as well as two wheels completes this property. Technical side: the living room (kitchen/dining room) is air-conditioned, electric heating in all rooms, additional glazing, fireplace in the living room. The roof and facade are in very good condition. Also note that you will have the opportunity to extend the house and be able to build a swimming pool. Some renovation work is to be planned in order to bring this pretty house to your liking.

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 ..... 851759

Property type ..... Detached house

Year of construction ..... 1980

Exposure ..... E-W

View ..... Vue sur Jardin

### SURFACES

Living space ..... 92 m²

Living room surface ..... 29 m²

Land surface ..... 600 m²

### COMPOSITION

Number of rooms ..... 4

Number of bedrooms ..... 3

Toilets count ..... 2

Washrooms ..... 2

### DPE/GES

DPE ..... 206

GES ..... 6

### APPENDIX

Parking ..... extérieur

Parking space ..... 4

Garage ..... 1

Videophone ..... Non

### SERVICES

Air conditioning ..... Yes

Heater ..... électricité

Heater ..... climatisation réversible

Kitchen ..... aménagée