

**159 000 €**

**For sale house**

**9 rooms**

**Surface : 208 m<sup>2</sup>**

**Surface of the living : 32 m<sup>2</sup>**

**Surface of the land : 153 m<sup>2</sup>**

**Year of construction : 1948**

**Hot water : Electrique**

**Inner condition : To renovate**

**External condition : A refresh**

**Couverture : Tiling**

**Features :**

Court, garage, Terrasses, Air conditioning

6 bedroom

2 terraces

1 bathroom

3 showers

4 WC

1 garage

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

24/04/2025 - Prix T.T.C



### House 425 Millas

**EXCLUSIVE - Millas** Ideal for investors, 2-sided village house, 11 rooms, 2 floors high, with a living area of approximately 208m<sup>2</sup> on a plot of 153m<sup>2</sup> with a 124.60m<sup>2</sup> garage: - Ground floor : Entrance, toilets and shower room - 1st floor : Living room 32.20m<sup>2</sup>, 2 kitchens, 4 bedrooms of 10 and 13m<sup>2</sup> and two shower rooms. - 2nd floor : Living room 17.50m<sup>2</sup>, lounge 11.25m<sup>2</sup>, kitchen 11.90m<sup>2</sup>, 2 bedrooms and a bathroom. This house also has double-glazed PVC and single-glazed wooden windows, roller and wooden shutters, an electric heating system, reversible air conditioning, a 4.70m<sup>2</sup> courtyard and two terraces. Plan renovation. The fees are the responsibility of the sellers. Information on the risks to which this property is exposed is available on the Georisques website: <https://www.georisques.gouv.fr>  
Frédéric SANZ 06 85 98 95 78

#### Legal information

159 000 € fees included

6,71% VAT of fees paid by the buyer (149 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](https://www.georisques.gouv.fr)

