

265 000 €

For sale village house

4 rooms

Surface : 118 m<sup>2</sup>

Surface of the land : 130 m<sup>2</sup>

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : a refresh

Couverture : tiles

Features :

fireplace, double glazing, calm

3 bedroom

1 terrace

3 showers

4 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

20/05/2024 - Prix T.T.C



### Village house 3695 Noé

FOR SALE - The CIM Occitanie agency offers you the opportunity to purchase in the center of the village in Noé, a pretty T5 house of 118 m<sup>2</sup> renovated in 2015. The house is made up on the ground floor of a living room of approximately 35 m<sup>2</sup>, dining room as well as an equipped kitchen of 17 m<sup>2</sup>, there is also a laundry room and a WC. On the 1st floor, let yourself be seduced by two large bedrooms of 17 m<sup>2</sup> and 23 m<sup>2</sup>, each with a bathroom and a WC. On the 2nd floor, the attic has been converted into a beautiful bedroom with shower room and WC. Outside, there is a garden of approximately 60 m<sup>2</sup> not overlooked. The house has double-glazed joinery, exterior blinds, a heat pump as well as air conditioning on the top floor, electric roller shutters in the kitchen. Possibility of acquiring an additional independent garage (parking). If you like the charm of village houses, don't waste a second and get in touch for a visit.

#### Legal information

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

