

**262 500 €**
**For sale house**
**6 rooms**
**Surface : 164 m²**
**Surface of the living : 32 m²**
**Surface of the land : 2500 m²**
**Year of construction : 1900**
**Exposition : Sud**
**Hot water : Individuel**
**Inner condition : to modernize**
**External condition : a refresh**
**Couverture : tiles**
**Features :**

calm, Transportation: yes, Proximity: All amenities and college, ground pool, wooded

4 bedroom

1 bathroom

1 shower

1 WC

2 garage

1 parking

**Legal information**

262 500 €

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).

**House 9858 Nègrepelisse**

**FOR SALE 9858** - To visit magnificent atypical house with a living area of 164 m² close to all amenities on a wooded plot of approximately 2500 m² (possibility of acquiring up to 5400 m²). This house comprises on the ground floor a large living room of 32 m² with fireplace, a living room of 19 m², a kitchen of 13 m², two bedrooms of 18 and 16 m², a bathroom, a laundry room and a separate toilet. On the first floor, there are two bedrooms of 14 m² each with a shower room and access to the attic for more storage. Outside, a large outbuilding of 58 m² includes two garages of 15 and 22 m² and a separate area of 21 m² for DIY activities. Good to know: Air/water heat pump (energy class C) and compliant mains drainage. This property is a small green and peaceful nugget in the heart of the village of Nègrepelisse, do not hesitate for a second and come and visit it. Contact Carine BURGUN Sales Agent, Tel. : 06.67.84.73.74 or by email...

Document non contractuel - 30/04/2025