

**159 000 €**

**For sale house**

**6 rooms**

**Surface : 180 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Surface of the land : 5166 m<sup>2</sup>**

**Year of construction : 1840**

**Exposition : Est ouest**

**Hot water : Individuel**

**Features :**

Transportation: No, Garage area: 50, wooded, Water distribution: INDIVIDUAL, Water Energy: GAS

4 bedroom

1 bathroom

1 shower

2 WC

1 garage

**Energy class (dpe) : E**

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

Document non contractuel

21/05/2024 - Prix T.T.C



## House 1846 Larbey

You are in love with the old and the volume, come and discover this beautiful building to renovate. You will have at your disposal 180 m<sup>2</sup> spread over 2 levels, including: Ground floor: Entrance, beautiful living room of 40 m<sup>2</sup> with fireplace (insert), kitchen, hallway, office, laundry room, shower room, wc, a veranda and a room serving as a bar area complete the living area. FLOOR: 4 bedrooms, bathroom, wc, release. 1 outbuilding of 50 m<sup>2</sup> with 1 floor + 1 additional outbuilding of approximately 20 m<sup>2</sup> will provide you with storage and DIY space. Gas central heating by tank. Individual sanitation. Renovation work to be planned (electricity, double glazing, upgrading of sanitation, interior fittings). Ground sported by 5166 m<sup>2</sup>. ECD in progress. Information on the risks to which the property is exposed is available on the georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr). Agency fees are the responsibility of the seller.

### Legal information

159 000 € fees included

6,00% VAT of fees paid by the buyer (150 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on

[georisques](http://www.georisques.gouv.fr)

