

€ 242 000

**Buying house**

**6 rooms**

**Surface : 130 m<sup>2</sup>**

**Surface of the land : 1600 m<sup>2</sup>**

**Inner condition : A rénover**

**Amenities :**

Cheminée, double glazing,

Climatisation, calm

4 bedroom

1 terrace

2 showers

1 garage



### House Saint-Julien

**Fees and charges :**

242 000 € fees included

In the very pretty town of SAINT JULIEN LE MONTAGNIER, we offer this detached house with great potential consisting of two separate apartments with a total area of 130 m<sup>2</sup> on a plot of 1600 m<sup>2</sup> also divided into two parts. The property is composed as follows: LOT 1, lower villa with an area of 51 m<sup>2</sup>: - A separate fitted and equipped kitchen, a living room with open fireplace, a bedroom, a shower room with wc, a dark room with old access to the upper part of the villa and a 1000 m<sup>2</sup> garden with an aviary and a well. The apartment is equipped with reversible air conditioning in the living room. LOT 2 duplex, top of villa with an area of 78 m<sup>2</sup>: - On the ground floor, a separate equipped dining kitchen that can give access to the lower part, a veranda converted into a living room, an air-conditioned corridor leading to a bedroom, a veranda converted into an office and a bathroom with toilet. - On the 1st floor, an attic bedroom giving access to an office. The apartment has a private garden of 600 m<sup>2</sup>. The house has an independent garage with an area of approximately 50 m<sup>2</sup>. The parking part is located at the front of the house. The roof has been redone and revised and the property is connected to city water. Sanitation is done by septic tank. TO SEIZE Ref. : 858V51M - Mandat n°2195

04/12/2023 - Prix T.T.C

