

# ADN Immo Conseil

□ T. 04 90 50 72 55 □ WWW.ADNIMMOCONSEIL.COM



## 399 000 €

For sale house 4 rooms Surface : 90 m<sup>2</sup>

Surface of the land : 640 m<sup>2</sup> Year of construction : 2001 Exposition : Sud ouest View : Jardin Hot w ater : Electrique Inner condition : excellent External condition : good Couverture : tiles

#### Features :

double glazing, Buanderie, Portail automatique, calm

- 3 bedroom
- 1 terrace
- 1 bathroom
- 1 WC
- 1 garage
- 4 parkings

### Energy class (dpe) : D Emission of greenhouse gases (ges) : B

Document non contractuel 03/05/2024 - Prix T.T.C



## House 30 Vernègues

Beautiful detached house in EXCELLENT CONDITION, very well maintained, like new, in magnificent wooded grounds. Possibility of extending via the 55 m<sup>2</sup> garage which communicates with the house, but also on the sides. Heating by very efficient and economical wood stove (allows you to heat the entire house) + electric auxiliary radiators. 3 bedrooms including 2 large with cupboards Bathroom with double sinks Double exposure: South and West Very significant possibilities for extension, land suitable for swimming pools, very pleasant and quiet. To discover ! Fees and charges :

399 000 € fees included



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