

€ 350 000

**Buying villa**

**4 rooms**

**Surface : 80 m<sup>2</sup>**

**Surface of the land : 200 m<sup>2</sup>**

**Year of construction : 1975**

**Exposition : Sud nord**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Amenities :**

fireplace, double glazing, Laundry room

3 bedroom

1 terrace

1 shower

1 WC

1 garage

2 parkings

**Energy class (dpe) : D**

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

Fees and charges :

350 000 € fees included

01/05/2024 - Prix T.T.C



## Villa Balaruc-les-Bains

Balaruc les Bains, near the thermal baths, we offer this pretty villa of 80 m<sup>2</sup> with garden and terrace comprising on the ground floor an equipped kitchen, a living room with fireplace, a large tiled terrace, as well as a garage. Upstairs, 3 bedrooms and a bathroom. The house is heated by gas. This property is currently sold with a tenant, whose lease will end in June 2026. Ref. : 546V625M - Mandat n°003980



10, Boulevard Rene Tulet - 34560 POUSSAN - Tél : 04 34 53 34 16 - rousseimmopoussan@gmail.com