

275 610 €

**Buying property**  
 Ref. 175V3853M  
 9 room  
 Surface : 195 m<sup>2</sup>

Surface of the land : 3929 m<sup>2</sup>  
 Year of construction : 1890  
 View : Dégagée  
 Hot water : Electrique  
 Inner condition : to renovate  
 External condition : good  
 Couverture : tiles

**Features :**

Calm, Bedroom on ground floor, ALARM,  
 Laundry room, Portail

**Energy class (dpe) :** F

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



**Property Connaux**

This character building, located in the Gard Rhodanien, in a pleasant, very quiet village, has remained in its 70s style. A beautiful property comprising a dwelling house on two levels with an apartment on the ground floor and a rented apartment on one wing of the building. Very spacious, with nine bedrooms and the possibility of making several independent accommodations. Large garage and annex room. Three exterior garages. Land of approximately 3900 m<sup>2</sup>, part of which is buildable. An asset: a well. This residence can also be suitable for making guest rooms, guest tables. Work is to be planned, the structure is sound. If you have a beautiful project, the result will live up to the image.

**Fees and charges :**

275 610 € fees included

