

85 400 €

Buying house

5 rooms

Surface : 102 m<sup>2</sup>

Surface of the land : 369 m<sup>2</sup>

Inner condition : a refresh

External condition : renovated

Couverture : Ardoises

Features :

Bedroom on ground floor, calm

3 bedroom

2 bathrooms

2 showers

2 WC



## House 8683 Saint-Nicolas-du-Pélem

BRITTANY: SAINT-NICOLAS-DU-PELEM: Terraced house on one side with a living area of 102m<sup>2</sup> ground floor + 1 floor + convertible attic. On the ground floor you will find a large open kitchen with a master suite with bathroom as well as a large living room with the possibility of opening completely. Upstairs 2 bedrooms and a bathroom with convertible attic space giving the possibility of having 2 additional bedrooms. At the back on the garden side: a beautiful garden with a water well supplied with a shed + 3 other sheds on the exterior side in addition. The roof is in good condition and the windows are all double glazed, possibility of sewer connection. Energy class: E Price: €102,000 HAI fees payable by the seller.

Contact: 06 35 46 74 77 SIRET 513 965 970 000025 APE 6831Z

Fees and charges :

85 400 € fees included

Document non contractuel

30/12/2024 - Prix T.T.C



**3 AGENCES A VOTRE SERVICE - Téléphone 04 97 22 24 83 - Siège : 30 rue Mgr A.Daumas - 06300 Nice**  
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Document non contractuel - Barème de prix disponible sur notre site internet

SIRENT 51396597000025 - SARL capital 15 000€ - CPI 0605 2018 000 034 099 Délivrée par la CCI NICE COTE DAZUR - LLOYD'S G.F. LEGA  
104317 : 110 000€ - RCP LEG 103904