

262 000 €

Buying villa

5 rooms

Surface : 141 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Surface of the land : 5179 m<sup>2</sup>

Year of construction : 1949

View : Campagne

Hot water : Fuel

Inner condition : good

External condition : exceptional

Couverture : tiles

Features :

2 terrasses, Bedroom on ground floor,  
calm, garden sheds

4 bedroom

2 terraces

1 bathroom

1 shower

3 WC

2 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

27/12/2024 - Prix T.T.C



## Villa 8671 Belmont-de-la-Loire

BBii offers you this magnificent house tastefully renovated while respecting the charm of the countryside. Superb garden of 5179 m<sup>2</sup> to enjoy the calm, the greenery, a pond, and woods. Lots of possibilities for this guaranteed favorite home to visit urgently. 141 m<sup>2</sup> of living space close to all amenities. It is composed on the ground floor: An entrance, a separate and equipped kitchen, a living room/living room, a bedroom, a bathroom and a separate toilet. On the 1st: -3 large bedrooms, one with a bathroom to be finished, a bathroom, a separate toilet. On the 2nd: Convertible attics. Basement : 1 large garage, a cellar, a workshop, a boiler room. Price: €296,000 HAI - Fees payable by the seller Heating method: Fuel + Wood Marine Lapierre, Negotiator 06 59 32 84 84 SIRET 95316539600011 Fees and charges : 262 000 € fees included



3 AGENCES A VOTRE SERVICE - Téléphone 04 97 22 24 83 - Siège : 30 rue Mgr A.Daumas - 06300 Nice  
7 Quai du vieux port - 06 230 Saint Jean Cap Ferrat / Montohan 22480 Canihuel

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