

## Price on request

### Buying house

3 rooms

Surface : 93 m²

Surface of the living : 42 m²

Surface of the land : 3000 m²

Year of construction : 1975

Exposition : Sud ouest

View : Sans vis à vis, verdure

Hot water : Electrique

Inner condition : A refresh

### Features :

Fireplace, Bedroom on ground floor,  
Double Glazing, Calm

2 bedroom

2 terraces

1 shower

1 WC

4 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

12/07/2025 - Prix T.T.C



## House 399 La Gaudé

Single storey house in La Gaudé. This pretty house located in absolute calm, with all exposure and not overlooked, will delight nature lovers. It is composed of an entrance with cupboard, a beautiful living-dining room of 42 m², an independent kitchen with pantry, two bedrooms, a shower room, a separate toilet, and a workshop. Land of approximately 3000 m². Double glazing Heating by reversible air conditioning and electric convectors. Favorite guaranteed, to visit quickly! No possibility of expansion or detachment of plot. Land located in the PPRIF red zone. The fees are entirely the responsibility of the sellers. Information on the risks to which this property is exposed is available on the GÉORISKS website <http://www.georisks.gouv.fr> This property is presented to you by the La Gaudé Immo agency, place du Marronnier in La Gaudé

Fees and charges :

