

539 000 €

**Buying house**

**5 rooms**

**Surface : 170 m<sup>2</sup>**

**Surface of the living : 60 m<sup>2</sup>**

**Surface of the land : 1305 m<sup>2</sup>**

**Features :**

Cheminée, double glazing, pool, digicode

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

26/04/2024 - Prix T.T.C

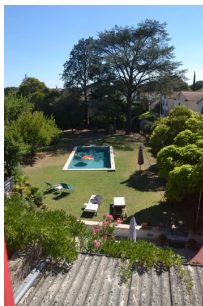


## House 4165 Montélimar

Montélimar, house with character and charm, approximately 170m<sup>2</sup> of living space in a wooded park of 1305m<sup>2</sup>, with its heated 9x4 swimming pool. This house benefits from a living space of 40m<sup>2</sup> with a glass roof effect overlooking the courtyard converted into a summer lounge, facing south, an adjoining kitchen of 18m<sup>2</sup>, as well as a lounge area of 20m<sup>2</sup>. Upstairs we will find an office area, a large bathroom and a first bedroom of 20m<sup>2</sup> and on the second, 2 other bedrooms of 20 and 17m<sup>2</sup>, one with its own bathroom. This house also benefits from a garage as well as in the basement from a cellar and a laundry room. The interior decoration is neat and the owners have kept the soul of the house and its character through the materials chosen.

Fees and charges :

539 000 € fees included



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Code NAF 6831Z - SIRET 398 406 819 00019 - Garantie financière : TRANSACTION IMMOBILIERE SANS MANIEMENT DE FONDS délivrée par GFC

- police n° 1-11831-14-612-0 - Document non contractuel