

539 000 €

**Buying house**

**5 rooms**

**Surface : 170 m²**

**Surface of the living : 60 m²**

**Surface of the land : 1305 m²**

**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

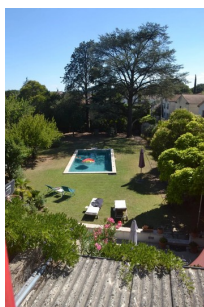


**House 4165 Montélimar**

Montélimar, house with character and charm, approximately 170m² of living space in a wooded park of 1305m², with its heated 9x4 swimming pool. This house benefits from a living space of 40m² with a glass roof effect overlooking the courtyard converted into a summer lounge, facing south, an adjoining kitchen of 18m², as well as a lounge area of 20m². Upstairs we will find an office area, a large bathroom and a first bedroom of 20m² and on the second, 2 other bedrooms of 20 and 17m², 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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Carte professionnelle n°N. CPI 2602 2015 000 001 944 - RCS 398 406 819 RCS de ROMANS

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