

# ANDUZE POINT I

25 ans d'expérience

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231 000 €

**Buying maison de hameau**

14 rooms

Surface : 250 m<sup>2</sup>

Surface of the land : 780 m<sup>2</sup>

Exposition : Plein sud

View : Montagne

Hot water : Electrique

Inner condition : a refresh

External condition : good

Couverture : tiles

Features :

double glazing, calm

9 bedroom

4 showers

2 WC

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

ref. 790V431M

Document non contractuel

01/05/2024 - Prix T.T.C



## Maison de hameau - mandate 3013 Lasalle

Exclusively near Anduze, Mas located in a small, quiet hamlet with a superb view of our Cévennes. It offers 313 m<sup>2</sup> of useful surface area including 250 m<sup>2</sup> of living space, it is made up of 4 apartments, a 5-bedroom duplex, two rented P2 with garden and P3 with terrace, on approximately 780 m<sup>2</sup> of land. It will be necessary to plan some refreshing work, the roof has been redone and the joinery is double glazed. Good opportunity for rental yield. Price: €231,000 including VAT ISP Contact Katie Ribot 0615391828 ribot.immoanduze@gmail.com

Fees and charges :

231 000 € fees included



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Carte professionnelle n°CPI 30012018000032385 - RCS 752698522

Code NAF 6831Z - SIRET 75269852200014 - Garantie financière : Agence non détentrice de fonds donc sans obligation de garantie financière -

Document non contractuel -