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## 144 000 €

For sale village house Surface : 157 m<sup>2</sup>

Surface of the living : 31 m<sup>2</sup> Surface of the land : 40 m<sup>2</sup> Year of construction : 1940 Hot w ater : Electrique Inner condition : good

Features : air conditioning, double glazing, calm

4 bedroom 2 show ers 2 WC 1 garage

Energy class (dpe) : C Emission of greenhouse gases (ges) : A



## Village house 419 Vingrau

Charming village house. On the ground floor, you will find an independent studio with its private entrance, overlooking a quiet street, perfect for generating good rental profitability. The main floor consists of a fully equipped kitchen and a large, bright living room. On the upper floor, three comfortable and spacious bedrooms, a balcony and a large terrace to enjoy the sunny days. Come and discover this house full of charm and potential. Fees and charges :

144 000 € fees included

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