



# LES CLÉS DU SOLEIL

165 000 €

For sale village house

4 rooms

Surface : 98 m<sup>2</sup>

Surface of the living : 18 m<sup>2</sup>

Year of construction : 1800

Exposition : Sud

View : Sans vis à vis

Inner condition : a refresh

External condition : good

Couverture : tiles

Features :

calm, fireplace

4 bedroom

1 bathroom

1 WC

2 cellars

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

22/12/2024 - Prix T.T.C



## Village house 13054 Cabasse

Type 5 house located in the heart of the charming village of Cabasse. The front door opens onto a hall leading to a first bedroom on the ground floor. A few steps will take you, on the one hand, to a spacious bathroom with toilet, and on the other hand to a storeroom under the stairs providing plenty of storage space. On the first floor of this house, you will find a large living room with fireplace as well as an independent equipped kitchen. On the second floor, you will discover two bedrooms, one of which is 18m<sup>2</sup>, ideal for a master bedroom. On the top floor, the visit ends with a bedroom under the roof and a large attic space that can be converted, giving you the possibility of bringing a project to life, such as another bedroom, an office or other. Two cellars including a large cellar of 14m<sup>2</sup> accompany the property.

Fees and charges :

165 000 € agency fees 9,09% à the responsibility of the buyer included



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