

285 000 €

Buying villa

4 rooms

Surface : 106 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Surface of the land : 5480 m<sup>2</sup>

Exposition : Sud

View : Montagne

Hot water : Electrique

Inner condition : to modernize

External condition : good

Couverture : tiles

Amenities :

Fireplace, Bedroom on ground floor,

Laundry room, Calm

3 bedroom

2 terraces

1 bathroom

2 garages

#### Legal information

285 000 € fees included

5,56% VAT of fees paid by the buyer

(270 000 € without fees), no current

procedure, information on the risks to which

this property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr)



### Villa B01978 Joncels

REF: B01978 JONCELS Very beautiful single-storey type 4 villa of 106 m<sup>2</sup> located on a plot of 5,480 m<sup>2</sup> which includes several garages, numerous fruit trees, two ponds and a spring. This property includes on the ground floor a large living room of 30 m<sup>2</sup> opening onto a terrace with a view of the mountain ranges, it also includes an independent kitchen, a utility room, three bedrooms and a shower room. Upstairs, we find an attic of 38 m<sup>2</sup> which could be converted into two bedrooms and an additional shower room. The house needs to be renovated, it still has reversible air conditioning and double glazing. Regarding the land, it has a surface area of 5,480 m<sup>2</sup>, it has numerous fruit trees, two ponds and a water source and two garages. Located 25 minutes from the A75 and Lodève and Bédarieux Property with great potential to visit quickly!

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
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