

242 000 €

Buying villa

4 rooms

Surface : 114 m<sup>2</sup>

Surface of the land : 2500 m<sup>2</sup>

View : Campagne

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Amenities :

Fireplace, Bedroom on ground floor,

Double Glazing, Laundry room, Calm

3 bedroom

2 terraces

1 bathroom

2 showers

1 garage

#### Legal information

242 000 € fees included

5,22% VAT of fees paid by the buyer

(230 000 € 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 B0206 Villemagne-l'Argentière

Very beautiful type 4 villa of approximately 114 m<sup>2</sup> with basement on a plot of 2,500 m<sup>2</sup> on the heights of Villemagne-l'argentière. This property is composed of a beautiful living room with fireplace, a kitchen opening onto a veranda and the covered terrace. We then find a shower room and three bedrooms including a master suite with its own bathroom. The house has a basement of over 100 m<sup>2</sup> converted into a studio, a garage and various rooms. The property is in good condition, however waterproofing work on the terrace is required.

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