



# PIERRES AU SOLEIL

IMMOBILIER

"L'art de vivre dans le Sud"

208 000 €

Buying maison vigneronne

9 rooms

Surface : 150 m<sup>2</sup>

Surface of the land : 1280 m<sup>2</sup>

Year of construction : 1675

Exposition : Sud

View : Jardin

Hot water : Fuel

Inner condition : to renovate

External condition : good

Couverture : tiles

Features :

Fireplace, Bedroom on ground floor,

Laundry room, Calm

4 bedrooms

1 terrace

1 bathroom

2 showers

1 garage

3 cellars

#### Legal information

208 000 € fees included

4,00% VAT of fees paid by the buyer

(200 000 € 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)



## Maison vigneronne B01998 Faugères

REF / B01998 Beautiful winegrower's house of around 150 m<sup>2</sup> made up of two accommodations with numerous outbuildings on land of 1280 m<sup>2</sup>. This property is composed on one level of a beautiful living room, an independent kitchen opening onto a veranda, two bedrooms, a bathroom, a shower room and a laundry room. This accommodation gives access to large attics and the flat garden. The second accommodation is made up of a large kitchen - dining room, a bright living room with two bedrooms and a shower room. This part is made up of large single-storey cellars including a vault that can be converted into a reception room or other and a garage. This property needs to be completely renovated. It is an ideal project for a large family or for people looking to carry out a bed and breakfast or rental activity.

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

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