



# PIERRES AU SOLEIL

IMMOBILIER

"L'art de vivre dans le Sud"

180 000 €

Buying villa

2 rooms

Surface : 60 m<sup>2</sup>

Surface of the living : 32 m<sup>2</sup>

Surface of the land : 1831 m<sup>2</sup>

View : Campagne

Hot water : Electrique

Inner condition : good

Couverture : tiles

Features :

Fireplace, Double Glazing, Calm

1 bedroom

2 terraces

1 shower

1 WC



## Villa B02011 Lodève

REF / B0211 LODEVE Type 2 villa of 60 m<sup>2</sup> on a plot of 1,831 m<sup>2</sup> with several outbuildings. This property consists of a bright living room of 32 m<sup>2</sup>, a shower room and a veranda on the ground floor. In the basement, we find a bedroom with toilet with access to the garden. The land is wooded and not overlooked, it includes several chalet-style outbuildings for a total surface area of approximately 45 m<sup>2</sup>. They are currently fitted out as a summer kitchen, garage and garden storage room. It is possible to transform one into a small studio for entertaining.

### Legal information

180 000 € fees included

5,88% VAT of fees paid by the buyer

(170 000 € 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)

Document non contractuel - 08/09/2024

