

1 100 000 €

Buying propriété

5 rooms

Surface : 240 m²

Surface of the living : 60 m²

Surface of the land : 4400 m²

Year of construction : 1980

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

Couverture : Tiling

Features :

Piscine Possible, Cuisine d'été,
Cuisine équipée, Fireplace,
Bedroom on ground floor, Double
Glazing, Automatic Watering,
Laundry room, Automatic gate,
Calm

5 bedrooms

4 terraces

2 bathrooms

1 shower

3 WC

5 parkings

Energy class (dpe) : D

**Emission of greenhouse gases
(ges) : B**

Données non contractuelles
01/05/2025 - Prix T.T.C

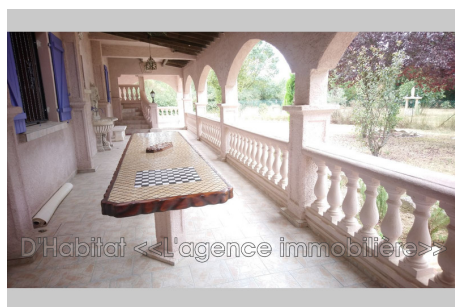


Propriété 218513 Rocbaron

Rocbaron - The Plan.. Quiet and in the countryside. South facing. Large, atypical Andalusian-style character villa in 2 apartments of 120 m² each on a flat, enclosed, wooded park of 4,400 m² including 1 large summer kitchen, boules pitch, 1 dedicated parking space for 6 cars with carport The villa is made up of large terraces and several outbuildings. The land is suitable for swimming pools. Existing drilling on the property. Ideal for a large family or for a gite operation. The construction is pure traditional with reinforcement of concrete posts, brick partitions with internal rock wool insulation. The interior composition includes 1 hallway, 3 bedrooms, 1 living room with fireplace, 1 equipped kitchen, 1 bathroom and 1 shower room and toilet this being for the ground floor. On the 1st floor accessible by an external staircase making this apartment completely independent. Also including 3 bedrooms, 1 living room, 1 equipped kitchen, 1 bathroom and 1 shower and toilet. Solarium and roof terraces. Breathtaking view of the countryside.

Fees and charges :

1 100 000 € fees included



Carte Professionnelle : 1102T09

Code NAF : 7830Z - SIRET : 51006190600010 - Caisse de Garantie : Allianz de 110000€