



# AGENCE GAI SOLEIL

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**220 000 €**

**Buying villa**

**4 rooms**

**Surface : 82 m²**

**Surface of the living : 25 m²**

**Surface of the land : 350 m²**

**Year of construction : 2000**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : Bon**

**External condition : Bon**

**Couverture : tiles**

**Features :**

barbecue, crawlspace, Menuiserie : Pvc, coating: tiles, fenced, Bungalow, Near downtown, near schools, Close to shops, close to bus, intercom, double glazing, luxury house, in a village, Chambre en RDC : 3, adsl, occupied

**3 bedroom**

**1 terrace**

**1 bathroom**

**1 WC**

**1 garage**

**Energy class (dpe) : C**

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

Document non contractuel

04/05/2025 - Prix T.T.C



## Villa 7118 Lespignan

LESPIGNAN, on the heights, pretty F4 type villa. On one level. 3 sides. This villa, rented for a long time, is looking for a new owner. Its layout is atypical. It is composed as follows: Entrance hall and corridor with storage, 3 bedrooms with storage, laundry room, bathroom and toilet. Finally, we find the living room, entirely facing the garden with its fitted American kitchen. It is in very good condition with double glazing and PVC shutters. The garage can accommodate mainly motorcycles and equipment. Parking is in front or in the garden. Very good value for money.

**Fees and charges :**

220 000 € agency fees 4,55% à the responsibility of the buyer included

