



# AGENCE GAI SOLEIL

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249 000 €

**Buying mansion**

**8 rooms**

**Surface : 250 m<sup>2</sup>**

**Surface of the living : 48 m<sup>2</sup>**

**Surface of the land : 250 m<sup>2</sup>**

**Year of construction : 1900**

**Exposition : Sud nord**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : a refresh**

**Couverture : tiles**

**Features :**

Cheminée, Chambre de plain-pied, double glazing, Buanderie

7 bedroom

1 terrace

1 bathroom

2 WC

1 garage

3 parkings

Document non contractuel

01/05/2024 - Prix T.T.C



## Mansion 7024 Nissan-lez-Enserune

NISSAN LEZ ENSERUNE, Rare! Ideal investor, House of character of 250 m<sup>2</sup> hab. approx. with shed and garden of 220 m<sup>2</sup> approx. It offers, on the ground floor, a large entrance hall, a living room, a lounge with fireplace, a dining room with Saracen vaults, a kitchen with fireplace / barbecue, two interior courtyards, a shed and a garden without vis à vis. On the 1st floor, a plateau of 100 m<sup>2</sup> hab. approx. with clearance, 4 bedrooms, bathroom and toilet. We find there, in addition, an attic with hard floor of 55 m<sup>2</sup> approx. giving access to the terrace and the garden. On the half landing, convertible attics of approx. 60 m<sup>2</sup>. Finally, on the 2nd floor, 2 other bedrooms, hallway and an office. This house, with a lot of character, has a real soul. It requires renovation work depending on the intentions of future buyers. Huge potential, with several independent entrances.

**Fees and charges :**

249 000 € agency fees 3,61% à the responsibility of the buyer included



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