

225 000 €

### Buying maison

6 rooms

Surface : 94 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Surface of the land : 398 m<sup>2</sup>

Year of construction : 1957

Exposition : Sud ouest

View : Citadine

Hot water : Electrique

Inner condition : to renovate

External condition : A rafraichir

Couverture : Amiante

### Features :

Clôturé, Chauffage central, Proximité immédiate des commodités, Bus, Proche écoles et commerces, Vide sanitaire, Fort potentiel, Exposition sud-ouest, Pavillonnaire, Calme

5 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 parking

Energy class (dpe) : G

Emission of greenhouse gases (ges) : G

Document non contractuel

04/05/2024 - Prix T.T.C



## Maison Gap

Gap Saint-Roch: OPPORTUNITY TO RENOVATE The Real Estate Lodge presents this very healthy pavilion to renovate with a living area of approximately 94 m<sup>2</sup> consisting of 5 bedrooms! It is in a residential area close to shops, schools, city buses and cycle paths that you will discover its full potential! The entrance invites you into the main room of approximately 25 m<sup>2</sup>, very bright throughout the day, two bedrooms, a bathroom and separate WC. On the upper half-level, you will find three other bedrooms (2 bedrooms + 1 office). In addition to the interior courtyard, you will benefit from a garage of approximately 32 m<sup>2</sup>. The structure is healthy and in good condition, most of the renovation work will focus on improving thermal performance, bringing the electrical installation up to standard and aesthetic modernization. Asbestos fiber cement roofing. Very quiet neighborhood and ideal location for everyday life! Be responsive!

Fees and charges :

225 000 € fees included

