

505 000 €

**Buying house**

**5 rooms**

**Surface : 190 m²**

**Surface of the living : 63 m²**

**Surface of the land : 4137 m²**

**Year of construction : 1974**

**Exposition : Plein sud**

**View : Dégagée**

**Hot water : Solaire**

**Inner condition : A moderniser**

**External condition : good**

**Couverture : tiles**

**Features :**

Piscine, Terrain divisible, Terrain constructible, fireplace, Sous-sol total 155 m², double glazing, Terrain boisé, Vue sur Céüse, Portail automatique, calm

3 bedroom

1 terrace

3 bathrooms

2 WC

1 garage

4 parkings

1 cellar

**Legal information**

505 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House Gap

Gap South: La Loge immobilière invites you to discover this expansive property located just south of the city, nestled in a sought-after neighborhood known for its rural surroundings and easy access to amenities via free public transport. The estate sits on a large plot of over 4,000 m² with the possibility to separate approximately 1,000 m² of buildable land for a real estate project. The south-facing orientation and unobstructed views of Céüse are two additional major highlights of this property. With about 190 m² of living space, on the ground floor you will find a spacious entrance hall, an office, a large living room with a fireplace extending into a generous dining area with direct access to the garden and pool. The separate kitchen is generously sized and includes a pantry as well as direct access to a covered terrace. Half a level up, there is a large bedroom with a walk-in closet and adjoining veranda, along with a bathroom and...

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F  
Estimated annual energy between 6500 and 8850 € (reference year 2023)  
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