

350 000 €

**Buying maison**

**4 rooms**

**Surface : 160 m²**

**Surface of the living : 68 m²**

**Surface of the land : 6172 m²**

**Year of construction : 1975**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Solaire**

**Inner condition : A rafraîchir**

**External condition : Bon**

**Couverture : Toit terrasse**

**Features :**

Piscine 4x8, Abri de jardin, Carport, Cheminée, Chambres de plain-pied, double glazing, Clôturé, Buanderie, Portail automatique, Atelier

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

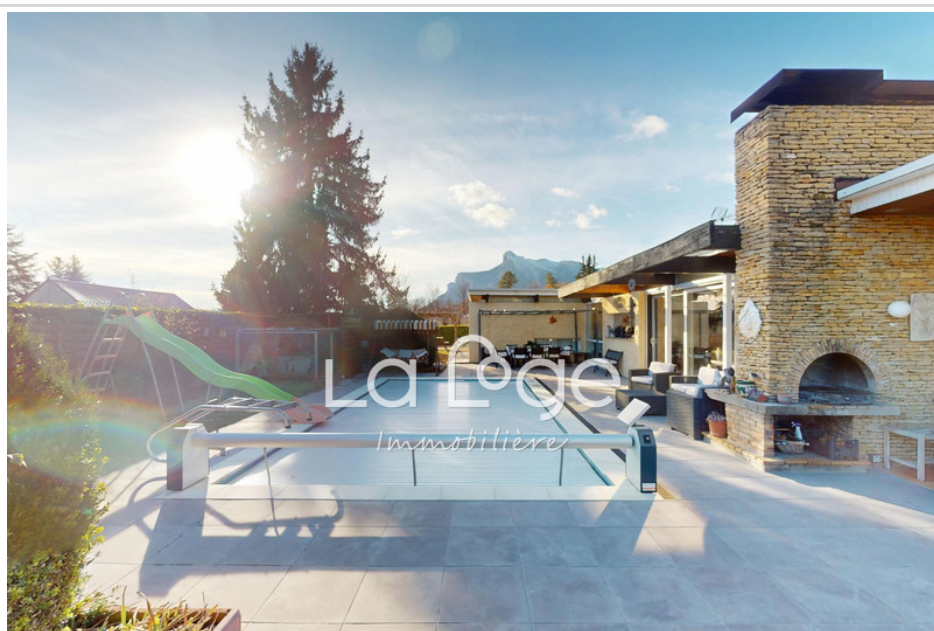
10 parkings

1 cellar

**Legal information**

350 000 €

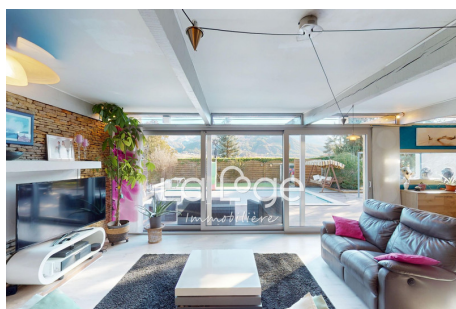
Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Maison 450 La Saulce

La Saulce: EXCLUSIVE LISTING La Loge immobilière invites you to discover this California-style house built in the mid-70s, offering a generous living space of 160 m² as well as a large, flat plot of over 6,000 m² with unlimited development potential! With the arrival of warmer days, now is the perfect time to purchase this villa and fully enjoy the 4x8 swimming pool equipped with a solar rolling cover and the spacious terrace with barbecue. All on one level, you will find a bright and spacious home thanks to its numerous large windows. The main living area of about 90 m² includes a fully equipped open kitchen, flowing into the dining room and then the living room featuring a fireplace with insert as well as a dedicated office space. Next, you'll discover three bedrooms, one with a private shower room, a bathroom, laundry room, and separate toilet. The house offers ample storage as well as a basement cellar of approximately 20 m². Regarding...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1800 and 2490 € (reference year 2025)  
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