



235 000 €

Buying house

4 rooms

Surface : 102 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Surface of the land : 955 m<sup>2</sup>

Exposition : Sud est

View : Dégagée

Hot water : Electrique

Inner condition : To renovate

Features :

Calm

3 bedrooms

1 shower

2 WC

3 cellars



## House 5565 Mirabel-aux-Baronnies

On the edge of a Village with all shops Semi-detached stone house renovated in the 1950s with a living area of approximately 102 m<sup>2</sup> Ground floor : Distribution corridor, Living room 20 m<sup>2</sup>, Separate kitchen 15 m<sup>2</sup>, Cellar, separate wc, Boiler room Floor : Landing, 3 bedrooms of 11, 13 and 14 m<sup>2</sup>, bathroom (shower) with wc Fuel central heating - Electric cumulus - Single glazed wood joinery Convertible attic - Large vaulted cellars - Independent stone shed Ground 855 m<sup>2</sup> closed and raised Renovations to predict

### Legal information

235 000 € fees included

6,38% VAT of fees paid by the buyer (220 900 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 2270 and 3160 € (reference year 2021)  
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