



340 000 €

**Buying villa**

**4 rooms**

**Surface : 110 m²**

**Surface of the living : 56 m²**

**Surface of the land : 1203 m²**

**Year of construction : 2004**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Fuel**

**Features :**

Bedroom on ground floor, Double Glazing,

Terrasse, Calm

3 bedrooms

1 terrace

1 bathroom

1 shower

2 WC

1 cellar

#### Legal information

340 000 € fees included

3,98% VAT of fees paid by the buyer  
(327 000 € 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).



## Villa 5623 Saint-Sauveur-Gouvernet

SAINT-SAUVEUR-GOUVERNENT, in a dominant position Villa built in 2004 with a living area of approximately 110 m² Entrance Hall, Living Room 56 m² with Equipped Kitchen Area opening onto a partially enclosed Terrace, Master Suite consisting of a 14 m² bedroom, dressing room and Bathroom (bath and shower), separate WC Underfloor heating - Fireplace insert in the living room Upstairs : 2 bedrooms of 9 and 12 m², bathroom (shower) with toilet Heating by electric convectors Workshop/Laundry room 26 m² with adjoining tiled floor Carport - Wooden shelter - Cellar 32 m² in crawl space 1,203 m² wooded plot - Very beautiful unobstructed view EXCLUSIVE

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