



# AGENCE GAI SOLEIL

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249 000 €

**Buying villa**

**4 rooms**

**Surface : 92 m<sup>2</sup>**

**Surface of the living : 27 m<sup>2</sup>**

**Surface of the land : 444 m<sup>2</sup>**

**Exposition : Plein sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : A moderniser**

**External condition : A rafraichir**

**Couverture : Tuiles**

**Features :**

Cheminée, Chambre de plain-pied, double glazing, Buanderie, Portail automatique

3 bedroom

2 terraces

1 shower

1 WC

1 garage

2 parkings



## Villa 7027 Colombiers

COLOMBIERS, quiet area, type 4 angel villa, single storey, 92 m<sup>2</sup> hab. on a plot of 444 m<sup>2</sup> swimming pool and not overlooked. Living room with fireplace, separate fitted kitchen. 3 bedrooms with fitted wardrobes. Double glazing, electric blinds, reversible air conditioning. It requires updating, although habitable as it is. Garage with automatic opening. The garden, with two sheds, is at an angle, facing south, with the possibility of creating a swimming pool. Well appointed villa, easily convertible.

**Fees and charges :**

249 000 € agency fees 3,61% à the responsibility of the buyer included

Document non contractuel  
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