

101 000 €

**For sale maison de ville**

**4 rooms**

**Surface : 102 m²**

**Surface of the land : 55 m²**

**Year of construction : 1900**

**Hot water : Electrique**

**External condition : good**

**Couverture : tiles**

**Features :**

fireplace, double glazing, Laundry room,  
calm

3 bedroom

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

09/05/2025 - Prix T.T.C



## Maison de ville 5347 Saint-Nicolas-de-la-Grave

This semi-detached village house is located in the heart of a quiet village, offering all amenities as well as a school nearby. It consists of a ground floor with an entrance opening onto a living room, a kitchen, a laundry room, a separate toilet and a bathroom. Upstairs, there are two bedrooms and a third bedroom including a master suite with a toilet and a dressing room. The attic also offers potential for additional development. A 40 m² garage nearby is available as an option. in addition. Work is to be expected, and the house has two exits.

**Fees and charges :**

101 000 € fees included

