

**6** 05 63 32 73 21

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www.castelimmobilier.com

## Price on request

For sale house Surface : 195 m<sup>2</sup>

Surface of the land: 8458 m<sup>2</sup> Year of construction: 1900

Exposition : Sud View : Jardin

Hot water: Electrique Inner condition: a refresh External condition: good Couverture: tiles

## Features:

fireplace, Bedroom on ground floor, double glazing, Laundry room, calm

3 bedroom

1 bathroom

1 show er

2 WC

1 garage

4 parkings

Document non contractuel 13/10/2025 - Prix T.T.C



## House 5465 Saint-Nicolas-de-la-Grave

Beautiful character home in the town of Saint Nicolas, situated on a large flat plot just steps from shops and services (medical offices, pharmacy, etc). On the ground floor, it features a central entrance of 9m² leading to a staircase up to the second floor, a fitted and separate kitchen of 39m², and a living room with a fireplace measuring 22.5m². A 15m² bedroom, a shower room, a separate WC, and an 84m² garage complete this level. On the first floor, there is a 9m² landing, a kitchen/dining area of 39m², a bedroom with a fireplace of 22m², another bedroom of 16m², a bathroom, and a WC. An 84m² attic can be converted at this level. On the second floor, approximately 100m² is partially convertible. The property also includes a well, a 10m² outbuilding, and a barn of about 200m². Perfect for those who value space and authenticity.

Fees and charges:







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Garantie financière : C.E.G.C. G & T n°00931GES202 : 250 000 € & n°00931TRA202 : 110 000 €

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