

**275 600 €**

Buying village house  
8 rooms  
Surface : 230 m²  
Surface of the land : 1088 m²  
Year of construction : 1983



### Village house 2163 Egletons

Ideal for two families or for rental investment. Property of two semi-detached houses with basement, with two distinct atmospheres. A house includes on the ground floor living room with kitchenette and balcony, bedroom, shower room with toilet. Upstairs, living room with mezzanine bedroom, kitchen, bathroom, toilet. Garage The second house comprising on the ground floor hall, kitchen, living room, mezzanine with office space, bedroom and its balcony, shower room. Upstairs 3 other rooms, toilet, shower room. Garage. Town gas heating which currently supplies the 2 houses.

#### Legal information

275 600 € fees included  
6,00% VAT of fees paid by the buyer  
(260 000 € 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).

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Document non contractuel - 01/05/2025



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Carte professionnelle CPI19012020000045025 - RCS 881 358 535 - Code NAF 6831Z - SIRET 88135853500022 - Garantie financière : ALLIANZ n. police 41543943 garantie d'un montant de 110000 € - Document non contractuel