

299 000 €

For sale house

7 rooms

Surface : 196 m<sup>2</sup>

Surface of the living : 46 m<sup>2</sup>

Year of construction : 1600

Exposition : Sud ouest

View : Château

Hot water : Individuel

Features :

terrace, Environment: Heart of the village, transportation nearby, Proximity: Shops, tobacco, restaurants, river, doctor, schools, Garage: 36 m<sup>2</sup>, stone house, Prestigious property, fireplace

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : F

Document non contractuel

27/04/2024 - Prix T.T.C



## House 1 Collias

UNDER COMPROMISE This Authentic Village Mas, historically linked to the Château de Collias, is offered to you exclusively by Sandrine Trinquier of the SeT IMMO agency. More photos and 360° videos on the set-immo agency website. com/ sales. On two levels, facing south-west, a courtyard, a terrace and outbuildings, vaulted ceilings, cement tiles,... are all elements on which you can rely to add character to this property. The ground floor opens onto a vaulted living room of approximately 33m<sup>2</sup> opening onto the courtyard. Next, a 13 m<sup>2</sup> office, also vaulted, and an access hall to the courtyard of around 48 m<sup>2</sup>. It is easily possible to create a kitchen from this level. To continue the visit, and passing through the courtyard, we access the outbuildings for a total area of 55 m<sup>2</sup>. These spaces could be reintegrated into the living area, and become an apartment or a master suite on the ground floor. You reach the first floor by a staircase in the center of the house. With three bedrooms, an office, a separate toilet, a bathroom, a dressing room and a bathroom with toilet, this floor could receive a 4th bedroom by combining the dressing room with the office (non-bearing wall). Next, there is a fitted kitchen of 23 m<sup>2</sup>, independent, next to a living/dining room of 46 m<sup>2</sup>, and a balcony of 11 m<sup>2</sup>,



Fees and charges :

299 000 € fees included

Tél: 06 07 13 13 75 - contact@set-immo.fr

Carte professionnelle n°3002 2022 000 000 007 - RCS 908 862 261

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