

365 000 €

For sale house

10 rooms

Surface : 320 m²

Surface of the land : 2351 m²

Year of construction : 1980

Exposition : Sud

View : Montagne

Inner condition : A rénover

External condition : Bon

Couverture : Ardoises

1 garage

Energy class (dpe) : F



### House 3834 Beaucens

Village house In a dominant position in a town near Argelès-Gazost, come and discover this village house whose living space of 320m2 allows many projects to be considered. The property is built on three levels and faces south with a clear view of the mountains (Cabaliros). On the ground floor, the house consists of: -An independent type 2 apartment with a living area of approximately 36m2. -An independent type 3 apartment of approximately 67m2. -A 42m2 garage. On the first floor, the property offers an independent type 4 apartment including: a 20m2 kitchen, a 40m2 living room with privileged access to a balcony, a bathroom with adjoining toilet, a laundry room, and 3 bedrooms. This floor gives access to the attic which consists of 2 bedrooms and a 67m2 attic that can be converted. If it is a quality artisanal construction from the 1980s, work is to be expected: -The roof is made of everite, -The joinery is original (wood and single glazing). -Septic tank to be reviewed. The energy audit provides for €130,000 of work, excluding beautification. For more information you can contact us. We can share with you a detailed plan of the property.

### Legal information

Document non contractuel

20/05/2024 - Prix T.T.C



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