

**556 000 €**

**For sale house**

**4 rooms**

**Surface : 144 m²**

**Surface of the living : 38 m²**

**Surface of the land : 1753 m²**

**Year of construction : 1980**

**Exposition : Sud**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

double glazing, Loggia, Bedroom on ground floor, Laundry room, calm, air conditioning, fireplace

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

1 cellar

**Legal information**

556 000 € fees included

4,91% VAT of fees paid by the buyer (530 000 € 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).



### House 4842 Le Tignet

Le Tignet very nice location, quiet and residential environment close to shops detached house composed of 4 main rooms with closed terrace, adjoining garage and large basement (cellar, workshop...). Landscaped land with an area of approximately 1753 m² superbly maintained with ornamental pond. Air-conditioned house, connected to mains drainage.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1984 and 2684 € (reference year 2023)  
Document non contractuel - 17/06/2025

