

399 000 €

For sale house

4 rooms

Surface : 81 m²

Surface of the living : 17 m²

Surface of the land : 757 m²

Year of construction : 1940

Exposition : Sud

View : Sans vis à vis

Hot water : Chaudière

Inner condition : a refresh

External condition : a refresh

Couverture : tiles

Features :

Bedroom on ground floor, Calm

3 bedroom

1 shower

1 WC

#### Legal information

399 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



### House G26016 Mimet

Mimet - 13105 - Your agency offers for sale a single-story house of approximately 81m², including a workshop, garage, and boiler room, all situated on a flat 757m² plot with no overlooking neighbors. A high-quality environment, peaceful and surrounded by greenery. Major renovations needed. Single-glazed wooden windows, gas central heating (recent condensing boiler installed in 2024), connection to the main sewer, town water supply. Great potential. Quiet location in a top-quality setting, close to amenities. This listing is extracted from the AMEPI database, of which the agency is a member. The agency is therefore authorized to operate in connection with the agency holding the mandate, at no additional cost to the buyer. \*\*\*Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).\*\*\*

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