

346 500 €

For sale house

5 rooms

Surface : 100 m²

Surface of the living : 26 m²

Surface of the land : 1285 m²

Year of construction : 2001

Exposition : Sud ouest

View : Campagne

Hot water : Electrique

Inner condition : a refresh

External condition : a refresh

Couverture : tiles

Features :

Terrace, Double Glazing, Cheminée insert répartiteur de chaleur, Bedroom on ground floor, Calm, pool

4 bedroom

2 terraces

1 shower

1 WC

1 garage

5 parkings

#### Legal information

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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 T25085 Brue-Auriac

New in Brue-Auriac – 5-room house with swimming pool and open view. Located in a quiet and sought-after area of Brue-Auriac, close to the village center, come and discover this T5 house of approximately 100 m² of living space, built in 2000 on a beautiful plot of approximately 1,200 m². It consists of a bright living space, four bedrooms, a shower room, a separate toilet, as well as an adjoining garage. Outside, you will enjoy a privileged setting, not overlooked, with an unobstructed view of the hill and a beautiful 8x4 shell pool, installed in 2006, perfect for summer days. Some renovation work is required, but the potential is there: a healthy, well-established house in a peaceful environment. Ideal for a family, a pied-à-terre in Provence or a project to personalize in a natural setting. Contact La Provençale agency now for more information or to arrange a visit!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1150 and 1620 € (reference year 2021)  
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