

169 000 €

For sale house

4 rooms

Surface : 92 m²

Year of construction : Avant 1943

Exposition : Sud

View : Citadine

Hot water : Electrique

Inner condition : a refresh

External condition : a refresh

Couverture : tiles

Features :

Double Glazing, Calm

3 bedroom

1 shower

2 WC

1 cellar

#### Legal information

169 000 €

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 25021 Pourrières

Quiet village house – South facing Situated in a charming village, in a quiet area and overlooking a small, sunny square, come and discover this village house in good general condition and offering great development possibilities. It currently consists of a kitchen with an existing, functional flue, allowing for the installation of a wood or pellet stove in the kitchen. A living room on the second level of the house. The house has double-glazed windows and a roof redone and insulated in 1990. Upstairs, you will find a bedroom with a private bathroom (shower, sink and toilet) and a second bedroom with a large attic space as well as a third bedroom on the top level. On the ground floor, a shed offers the possibility of being transformed into a small garage according to your needs. Renovation work is planned to reveal the full potential of this charming house.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 970 and 1340 € (reference year 2023)  
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