



AGIR POUR LE LOGEMENT

**Gontier Immobilier**

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**439 500 €**

**Buying house**

**9 rooms**

**Surface : 190 m²**

**Surface of the living : 33 m²**

**Surface of the land : 1268 m²**

**Year of construction : 1970**

**View : Montagne**

**Hot water : Electrique**

**Inner condition : A rafraîchir**

**Features :**

Bedroom on ground floor, double glazing,

Laundry room, air conditioning

6 bedroom

3 showers

3 WC

1 garage

**Legal information**

439 500 €

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 1979 Sorède**

Located in Sorède with a superb view of the Albères, this large house offers many possibilities!! It can be separated into 3 independent accommodations (2 on the ground floor and 1 upstairs) or entirely combined for a large family... 6 bedrooms, 3 bathrooms... On the ground floor: an entrance, a living room open to the dining room and kitchen area, a laundry room, a bedroom and a bathroom. Upstairs via an interior or exterior staircase, you will have a living room with kitchen area, a bathroom, a bedroom as well as an attic space fitted out for two additional bedrooms. Adjoining the house, you will find a guest house with independent access, a living room with kitchen, 2 bedrooms and a bathroom. A 31 m² tiled garage and land of approximately 1350 m² complete the package.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 2847 and 3851 € (reference year 2021)  
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RCS 510009566 - Code NAF 703A - SIRET 510009566 0017 - Garantie financière : Allianz - Montant garantie financière : 110000 €

Document non contractuel - Barème des prix disponible sur notre site internet