



# Le Chat Immo

L'Art de se retrouver chez soi...

04 98 14 85 52

House - 173 m<sup>2</sup>

SAINT-JULIEN

**319 000 €\***

\* Agency fees will be borne entirely by the seller



## DESCRIPTION DU BIEN

Located in the heights of Saint-julien, Le Chat Immo offers you this Villa full of charm of approximately 173m<sup>2</sup> habitable. Raised on two levels, it consists of two entirely independent accommodations, one of which has an entrance on the ground floor, with a spacious bedroom, a double living room of 48m<sup>2</sup> with fireplace, an equipped kitchen open to the living room, a bathroom with WC and a large storeroom. Not attached, a carport with courtyard and a small garden. The second accommodation has two bedrooms of approximately 18m<sup>2</sup> each, a living-dining room of 28m<sup>2</sup> with a large stone fireplace, a furnished kitchen, a bathroom and a WC. Outside, a large sunny terrace of 40m<sup>2</sup> and an enclosed green space with trees. This large villa has an attic of approximately 22m<sup>2</sup> and partially furnished, but also a closed garage of 40m<sup>2</sup> and an outbuilding of 49m<sup>2</sup> which will allow an expansion or the creation of a third accommodation. Lots of potential for this property which will be ideal for a family home or rental yield. Work Needed. Property Tax : 705€. « The information about the risks this property is exposed to are available on the georisks website <http://www.georisques.gouv.fr> »

## LE BIEN EN DETAIL

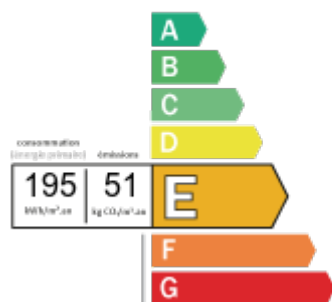
Reference : 10202  
Town : Saint-Julien  
Transaction : Sales  
Type of property : House  
Price Including charges : €319 000  
Surface : 173 m<sup>2</sup>  
Land : 595 m<sup>2</sup>  
Construction : 1966  
Floors : 1

Living room : 48,31 m<sup>2</sup>  
Number of rooms : 6  
Number of bedrooms : 3  
Bathroom : 1  
Shower room : 1  
Nbr of terrace : 1  
Terrace area : 40 m<sup>2</sup>  
Kitchen : meublee  
Heating : Fioul  
Parking : 1



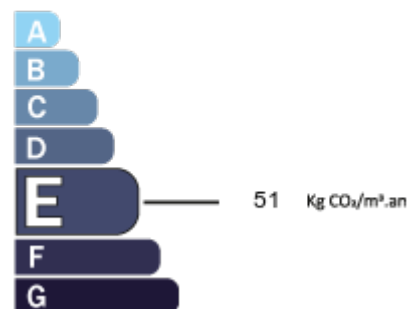
## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year  
Coûts annuels estimés (2023) :  
mini. 2560€ max. 3510€



Greenhouse Gas Emissions in Kg CO<sub>2</sub><sup>2</sup> / m<sup>2</sup> / year

\* Dont émissions de gaz  
à effet de serre



## LE BIEN EN PHOTOS













