

**312 000 €**
**For sale house**
**5 rooms**
**Surface : 116 m<sup>2</sup>**
**Surface of the living : 44 m<sup>2</sup>**
**Surface of the land : 531 m<sup>2</sup>**
**Features :**

double glazing, air conditioning

4 bedroom

1 bathroom

2 WC

2 parkings

**Energy class (dpe) : A**
**Emission of greenhouse gases (ges) : A**


### House 1729 Prades

In Prades, in a well-located residential area, a 5-room R+1 house of approximately 116m<sup>2</sup>, on 4 sides, on 531m<sup>2</sup> of land. Including: \_ a living room/equipped kitchen of 44m<sup>2</sup> with reversible air conditioning \_ four bedrooms \_ a dressing room \_ laundry \_ a bathroom with shower and bathtub \_ two toilets \_ a garden with terraces Double glazing, electric roller shutters. Property tax: €757 Selling price agency fees charged to the seller included: €312,000 Agency fees charged to the seller: €12,000 including tax Net seller selling price: €300,000 For more information, I am at your disposal.... Radek NOWAK 07.76.96.16.45 Email:

r.nowak@habitatfoncier.fr RSAC commercial agent n° 892 847 856 from Perpignan HABITAT FONCIER Agency 43bis, Promenade Côte Vermeille 66140 Canet en Roussillon

#### Informations légales

312 000 €

Honoraires à la charge du vendeur, aucune procédure en cours, information on the risks to which this property is exposed is available on [georisques.gouv.fr](https://georisques.gouv.fr)

Document non contractuel

01/05/2024 - Prix T.T.C



Habitat Foncier - 43b promenade de la côte vermeille - 66140 Canet-en-Roussillon

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SIRET 75298971500038

Garantie financière : GALIAN - TRANSACTION IMMOBILIERE : 120 000 € - GESTION IMMOBILIERE : 120 000 €

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