

662 000 €

**For sale house**

**Surface of the living** : 42 m<sup>2</sup>

**Exposition** : Nord ouest

**View** : Jardin

**Hot water** : Electrique

**Inner condition** : excellent

**External condition** : exceptional

**Couverture** : tiles

**Features** :

Poêle à bois, Bedroom on ground floor, double glazing, Laundry room, Automatic gate

5 bedroom

3 terraces

4 show ers

4 WC

5 parkings

**Legal information**

662 000 € fees included

5,00% VAT of fees paid by the buyer (630 500 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr),



**House 393 Figari**

Located just a stone's throw from the village of Figari, this charming property consists of two well-maintained houses, surrounded by a beautiful, landscaped garden. The total living space is 185.49 m<sup>2</sup>, situated on a plot of 1,562 m<sup>2</sup>. This real estate ensemble includes: A two-story main house with a surface area of 137.19 m<sup>2</sup>, comprising: - on the ground floor: a large living room with an open-plan kitchen of 42.6 m<sup>2</sup>, surrounded by covered, tree-lined terraces, one bedroom, a shower room, a laundry room, a WC, and a mezzanine that can be used as an office or extra sleeping area, - on the upper level: 2 bedrooms each with shower rooms and toilets. A small, single-story independent house ideal for rental purposes or for welcoming family and friends in peace, offering a total living area of 48.3 m<sup>2</sup>, including a living room-kitchen, 2 bedrooms, 1 shower room, and 1 WC. A very practical 21 m<sup>2</sup> lean-to complements this property. Located within...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1080 and 1550 € (reference year 2022)  
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