



# LES CLÉS DU SOLEIL

138 000 €

**For sale village house**

**5 rooms**

**Surface : 98 m²**

**Surface of the living : 18 m²**

**Year of construction : 1800**

**Exposition : Sud**

**View : Sans vis à vis**

**Inner condition : a refresh**

**External condition : good**

**Couverture : tiles**

**Features :**

calm, fireplace

4 bedroom

1 bathroom

1 WC

2 cellars

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

04/05/2025 - Prix T.T.C



## Village house 13054 Cabasse

Type 5 house located in the heart of the charming village of Cabasse. The front door opens onto a hall leading to a first bedroom on the ground floor. A few steps will take you, on the one hand, to a spacious bathroom with toilet, and on the other hand to a storeroom under the stairs providing plenty of storage space. On the first floor of this house, you will find a large living room with fireplace as well as an independent equipped kitchen. On the second floor, you will discover two bedrooms, one of which is 18m2, ideal for a master bedroom. On the top floor, the visit ends with a bedroom under the roof and a large attic space that can be converted, giving you the possibility of bringing a project to life, such as another bedroom, an office or other. Two cellars including a large cellar of 14m2 accompany the property.

**Fees and charges :**

138 000 € agency fees 7,25% à the responsibility of the buyer included



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