



# STL IMMO

ACHAT - VENTE - LOCATION - ESTIMATION

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[www.stlimmo.com](http://www.stlimmo.com)

**445 000 €**

**For sale villa**

**5 rooms**

**Surface : 125 m²**

**Surface of the living : 36 m²**

**Surface of the land : 700 m²**

**Year of construction : 1983**

**Hot water : Géothermie**

**Inner condition : good**

**External condition : Rénové**

**Couverture : tiles**

**Features :**

fireplace, double glazing, Portail automatique, calm

**4 bedroom**

**1 shower**

**2 WC**

**1 garage**

**Energy class (dpe) : E**

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

Document non contractuel

18/05/2024 - Prix T.T.C



## Villa 543 Aussonne

Come and discover this magnificent detached villa, renovated and perfectly maintained, located in a quiet environment in AUSSONNE close to the college and schools. You will be seduced by the charm of this house of approximately 120 m² on a plot of 700 m². It is distributed over 2 levels, including a 36 m² living room decorated with a pretty fireplace, and a fully equipped independent kitchen. With its 3 bedrooms and an office, its shower room and 2 toilets, it offers a comfortable living environment. The services include double glazing, a veranda, plenty of storage space, a garage and an automatic gate and a reversible air conditioning system. Sanitation is connected to the mains sewer. Built in 1983, this house has a warm atmosphere that will not fail to please you, its land is suitable for swimming pool, DPE in progress, STL IMMO, €445,000 - 0622428115/0563687067 [www.stlimmo.com](http://www.stlimmo.com)

**Fees and charges :**

445 000 € agency fees 3,37% à the responsibility of the buyer included



STL Immo - Les pessots - 82600 Aucamville

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Carte professionnelle n°82-10-07 - TARN ET GARONNE - RCS 82-10-07

Garantie financière : QBE INSURANCE pour un montant de 110000 € - Document non contractuel