



Tél : 02 37 22 77 48

www.abisimmo28.com

245 000 €

**Buying house**

**Surface : 150 m²**

**Surface of the land : 735 m²**

**Year of construction : 1970**

**Hot water : Gaz**

**Inner condition : good**

**External condition : good**

**Amenities :**

fireplace, Bedroom on ground floor, double glazing, Laundry room

3 bedroom

1 terrace

1 shower

2 WC

1 garage



**House 1013 Voves**

VOVES TOWN CENTER Ideally located, shops and schools within walking distance. Traditional house, 150 m2 of living space, comprising entrance hall, fitted and equipped kitchen, dining room - living room with open fireplace, living room, hallway leading to fitted shower room, 1 bedroom, WC. Upstairs, landing (office) leading to 2 large bedrooms with built-in wardrobes, WC, 1 storage room. Attached garage. Courtyard and enclosed garden 735 m2.

**Legal information**

245 000 € fees included

4,26% VAT of fees paid by the buyer (235 000 € 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).

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 3440 and 4710 € (reference year 2023)  
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