



€ 795 000

**Buying mas**

**6 rooms**

**Surface : 200 m<sup>2</sup>**

**Surface of the living : 50 m<sup>2</sup>**

**Surface of the land : 6549 m<sup>2</sup>**

**Year of construction : 1850**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : Good**

**External condition : Good**

**Couverture : Tiling**

**Amenities :**

Fireplace, Double Glazing, Laundry room, Calm

4 bedroom

1 terrace

2 bathrooms

1 shower

4 WC

1 garage

**Energy class (dpe) : E**

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

**Fees and charges :**

795 000 € fees included

03/05/2025 - Prix T.T.C



## Mas Mollégès

Beautiful, green and calm countryside, Renovated 19th century farmhouse offering 200 m<sup>2</sup> of living space. Possibility of converting the shed and the garage to create an additional 70 m<sup>2</sup>. Spacious and bright living room of 50 m<sup>2</sup> with old fireplace, an independent equipped kitchen, 4 bedrooms including 2 en suite, and 2 bedrooms with 1 family bathroom, laundry room. The 5,549 m<sup>2</sup> land is enclosed, and the 2 plane trees shade the south-facing terrace. Possibility of building a swimming pool. Ideal location, in perfect condition, electric hot water and oil heating. Septic tank up to standards. Absolutely worth visiting! Ref. : 685V207M - Mandat n°130



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