



191 000 €

**Buying house**

**4 rooms**

**Surface : 60 m²**

**Surface of the living : 20 m²**

**Surface of the land : 198 m²**

**Year of construction : 1950**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : A moderniser**

**External condition : good**

**Couverture : tiles**

**Features :**

Atelier, Bedroom on ground floor, double glazing, calm

3 bedroom

1 shower

2 WC

1 garage

**Legal information**

191 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House 1186 Avignon

AVIGNON Outside the city walls. Cheminots district, a quiet neighborhood, close to all shops, A detached house, 60 m². It consists of: On the ground floor: A garage, a workshop, a toilet, a bedroom. On the upper floor: a living room, a fitted kitchen opening onto a dining area, 2 bedrooms, a shower room with toilet. Central heating with oil, double glazing upstairs. Exterior insulation to be planned, and some refreshing work. 2 lean-tos in the garden. On a plot of land of 198 m². Energy audit: various improvement works to be planned, including the installation of a heat pump.

Energy class (dpe) : G - Emission of greenhouse gases (ges) : G  
Estimated annual energy between 3580 and 4900 € (reference year 2023)  
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