

299 000 €

**Buying house**  
**5 rooms**  
**Surface : 180 m<sup>2</sup>**  
**Surface of the land : 500 m<sup>2</sup>**  
**Exposition : Ouest**  
**View : Campagne**  
**Hot water : Electrique**  
**Inner condition : a refresh**  
**External condition : good**  
**Couverture : tiles**  
 4 bedroom  
 2 terraces  
 1 bathroom  
 2 showers  
 2 WC  
 2 parkings



House 270 Bellegarde

Come and discover this residence located in the town of Bellegarde. It offers you two apartments on a plot of approximately 565 m<sup>2</sup>. The first apartment of approximately 130 m<sup>2</sup> is composed on the ground floor of a living room opening onto the terrace and a fitted kitchen. Upstairs, you will find two bedrooms, a master suite with a shower room and separate toilet. The second T2 apartment of approximately 50 m<sup>2</sup> is composed of a living room, a bedroom and a shower room with toilet. A cellar in the basement and two terraces. Ideal for a family. Refreshment work is to be expected.

**Legal information**

299 000 € fees included  
 3,46% VAT of fees paid by the buyer  
 (289 000 € 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) : B - Emission of greenhouse gases (ges) : A  
 Estimated annual energy between 1490 and 2080 € (reference year 2021)  
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Document non contractuel - Barème de prix disponible sur notre site internet