



Reference : 6104



LA CANEDA - HOUSE FROM THE 1970S TO REFRESH WITH SMALL INDEPENDENT STUDIO, ON AN FENCED LANDSCAPED PLOT - TO DISCOVER WITHOUT DELAY!!

**231 000 €** HAI

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### THE HOUSE / FIRST FLOOR :

Hall 8.7 m<sup>2</sup>, bright living room 40 m<sup>2</sup> opening onto continuous balcony, kitchen 11.5 m<sup>2</sup>, two bedrooms with cupboards 13 and 12 m<sup>2</sup>, shower room 4 m<sup>2</sup>, WC 1.2 m<sup>2</sup>.

### GROUND FLOOR :

Kitchen 8 m<sup>2</sup>, bedroom 9 m<sup>2</sup> and shower room with WC 3 m<sup>2</sup>. Garage with automatic door 50 m<sup>2</sup> and cellar 11 m<sup>2</sup>.

### THE EXTERIORS :

This house is located on landscaped and fully enclosed grounds of 0.3 acres. It is accessed via an automated gate.

### MORE DETAILS - +++ :

House in good general condition - some refreshing work is to be considered - PVC double glazing with electric roller shutters (centralized control) - city gas central heating (recent boiler) - mains drainage - Land Tax : 1.053 € a year.