



# Agence SYLVAIN IMMOBILIER

249 900 €

Buying house

5 rooms

Surface : 167 m²

Surface of the living space : 41 m²

Surface of the land : 4634 m²

Benefits :

Fireplace, Bedroom on ground floor,

Double Glazing, Laundry room, Calm

2 bedroom

1 bathroom

1 WC

3 garage

1 cellar



## House O032 Moliens

MOLIENS AREA - LARGE OUTBUILDINGS - NO WORK REQUIRED - Single-story house comprising: Entrance hall leading to a large kitchen, two living rooms, two bedrooms (possibility of creating a third bedroom), veranda, laundry room, boiler room, bathroom, toilet with sink. Outbuilding that can be converted into a home or large workshop/garage: Kitchen, archives, laundry room, toilet, office, two workshops, garage, bathroom with toilet. Large attic, vaulted cellar, various outbuildings. Possibility of acquiring, with the house, a part with a commercial premises on the street, for an amount of €65,000 (last two photos). All on an enclosed plot of land with a total surface area of approximately 4,600 m².

Advertisement reference: O032

### Legal information

249 900 €

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).

Energy class (old measure) : D - Climate class : C  
Estimated annual energy between 1450 and 2020 € (reference year 2021)  
Document non contractuel - 09/05/2025



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