

449 000 €

For sale villa

4 rooms

Surface : 135 m²

Surface of the living : 32 m²

Surface of the land : 697 m²

Year of construction : 1979

Exposition : Sud

View : Dégagée

Hot water : Gaz

Inner condition : To renovate

External condition : Good

Couverture : Tuiles

Features :

Fireplace, Bedroom on ground floor,

Double Glazing, Calm

3 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

1 cellar

Legal information

449 000 € fees included

4,42% VAT of fees paid by the buyer
(430 000 € without fees), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr,



Villa 5037 Teyran

Bochu Immobilier offers you a villa with timeless charm, nestled in a green setting. In a sought-after residential area, a traditional villa awaits its new owners. With a surface area of approximately 135 m², this house exudes the serenity and comfort of a peaceful life, whether with family or as a second home. From the moment you enter, you will be charmed by its warm atmosphere: a vast living room with a fireplace bathed in light invites moments of sharing, while a separate kitchen promises beautiful hours around the stove. The ground floor also houses a first comfortable bedroom and a bathroom, ideal for single-story living. Upstairs, two bedrooms provide a pleasant sleeping area, complemented by a mezzanine that can be used for storage, an office, and an attic space that could be converted into a fourth bedroom. A shower room could be created. A very large 80 m² basement awaits you with a garage, laundry room, workshop, or gym, depending...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E
Estimated annual energy between 2330 and 3190 € (reference year 2023)
Document non contractuel - 16/12/2025

