

335 000 €

Contact agency

SOGIP immobilier

19, Bd Jean Moulin

83780 Flayosc

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For sale villa

4 rooms

Surface : 90 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Surface of the land : 1655 m<sup>2</sup>

Year of construction : 1970

Exposition : Sud

View : Panoramique

Inner condition : to modernize

External condition : GOOD

Features :

fireplace, double glazing, Laundry room,  
CALM

2 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

17/08/2024 - Prix T.T.C



### Villa Vi 3767 Flayosc

Flayosc Exclusively SOGIP less than 2 kms from the village in a very quiet area and with a Panoramic View, Villa of approximately 108 m<sup>2</sup> (90m<sup>2</sup> + 18m<sup>2</sup>) from the 70s with 2 bedrooms, and garage on 1655m<sup>2</sup> of enclosed land . Traditional character house in excellent condition. On one level : Beautiful glazed room of 18m<sup>2</sup> with barbecue, independent kitchen 15m<sup>2</sup>, living room with fireplace 30m<sup>2</sup>, pantry, bedroom 12m<sup>2</sup>, shower room and WC. Upstairs: a second bedroom of 14m<sup>2</sup>. Superb 50m<sup>2</sup> terrace with panoramic view overlooking the living rooms and the olive grove. Independent garage below 33m<sup>2</sup>. Boiler room with heat pump and water softener. Stone shed of 10m<sup>2</sup> and garden shed of 14m<sup>2</sup>. Automatic gate, A superb plot of 1655m<sup>2</sup> planted with olive trees, pomegranates. In great calm . Central heating via recent heat pump Recent frames, double glazing, electric blinds... Some work to be planned: Sanitation to rehabilitate, and electrical panel. A very nice business to seize. SOGIP in Flayosc the historical agency of the village, for more than 30 years. Tel 04 94 70 48 43 Lotte and Bruno at your service!

Fees and charges :

335 000 € fees included

