

217 000 €

**Contact agency**

**Agence BBii**

30 rue Mgr A.Daumas

06300 Nice

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**For sale house**

**5 rooms**

**Surface : 125 m<sup>2</sup>**

**Surface of the living : 25 m<sup>2</sup>**

**Surface of the land : 1915 m<sup>2</sup>**

**Year of construction : 1948**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : slate**

**Features :**

electric shutters, Automatic gate, CALM

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

2 parkings

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

17/07/2024 - Prix T.T.C

## House 8711-8 Le Fauët

15 km from PAIMPOL: LE FAUËT : Stone house for half and agglomeration for the extension : plastered facade under slates with a living area of 125m<sup>2</sup>. Adjoining on one side has no visual nuisance. On enclosed grounds of 2,000m<sup>2</sup> with solar-powered motorized gate (Nice). SOUTH-WEST exposure. (In this small town of 390 inhabitants, 70% of the population is represented by workers: count 70 children under 10 years old.) Composed as follows: On the ground floor: An entrance leads to a fully equipped and fitted contemporary IXINA kitchen (without the piano or the refrigerator), a 17m<sup>2</sup> dining room with access to the terrace and a 25.50m<sup>2</sup> living room. . Also on the ground floor a bathroom with WC. On the 1st floor: A beautiful landing leads to 3 bedrooms of 21, 13 and 12m<sup>2</sup>, a bathroom with WC. A 50m<sup>2</sup> garage and a laundry room complete this description. This house has no work required. Heating is provided by two Maréchal and Brilleau brand wood stoves, and low-consumption electric radiators. The joinery is PVC double glazing with electric shutters on the ground floor and manual shutters upstairs. Roof is in good condition. Located near the center in a quiet and residential area 15 minutes from the sea. Doctors, Pharmacy, bakery, café. Nursery and primary schools 5km away. Middle school and high school 10km away. This fiber-eligible home will allow your children to grow up safely in a privileged environment. Energy class: D Non-compliant individual sanitation: septic tank. Property tax: €550 per year Price: €227,000 fees payable by the seller. Contact: Danielle STEENS: 06 28 49 44 22 / 04 97 22 24 83 Commercial agent: siret number: 398 390 831 000 53

Fees and charges :  
217 000 € fees included