

379 000 €

Contact agency  
Agence du Coin GM

1 rue Carnot  
83490 LE MUY  
04 94 82 94 16 /  
contact@agenceducoin83.com

**For sale house**

**4 rooms**

**Surface : 85 m<sup>2</sup>**

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

**Surface of the land : 2034 m<sup>2</sup>**

**Year of construction : 1886**

**Exposition : Est ouest**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, wood stove, Bedroom on ground floor, double glazing, Automatic gate

3 bedroom

2 terraces

1 bathroom

1 shower

1 WC

5 parkings

**Energy class (dpe) : C**

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

Document non contractuel



### House 1251 Les Arcs

FAVORITE, Les Arcs 83460, A stone's throw from road access, motorways and TGV station, between the sea and the Verdon. Close to shops and in a rural setting, let yourself be seduced by this pretty semi-detached country house of charm and character in an idyllic setting with a surface area of approximately 85 m<sup>2</sup> of living space and its outbuilding of 25 m<sup>2</sup> (converted into an office/bedroom to work or relax in peace) on a flat fenced and wooded plot of over 2000 m<sup>2</sup>. A living room, a modern and independent fitted and equipped kitchen, three bedrooms, two of which are upstairs and one on the ground floor, a shower room (upstairs), a bathroom (ground floor) and two toilets. Numerous renovations carried out between 2016 and today, including the construction of a beautiful swimming pool by a mason. Double glazing, reversible air conditioning in all rooms. Travertine terrace, well and its active drilling. Very rare to seize! Extension of existing building possible by up to 30%. Wood stove. New 4x7 meter chlorine swimming pool. Surveillance system. Fiber nearby. CONTACT AND VISITS DAVID DORDOR 0684080522

Fees and charges :

379 000 € agency fees 3,56% à the responsibility of the buyer included

