

214 000 €

**Contact agency**

**La clé du Bonheur Immobilier**

37 allée louis gardiol

04500 Riez

04 92 75 91 56 /

e.dallo@lacledebonheurimmobilier.com

**For sale house**

**4 rooms**

**Surface : 106 m<sup>2</sup>**

**Surface of the living : 45 m<sup>2</sup>**

**Exposition : Plein sud**

**View : Sans vis à vis**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

double glazing, CALM

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

1 parking

**Energy class (dpe) : D**

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

Document non contractuel



**House 1253SS Puimoisson**

Puimoisson. Rare, village house completely renovated with taste, with a terrace, a 54 m<sup>2</sup> garage and a parking space. The house, with a surface area of 106.91 m<sup>2</sup>, on two levels accessible via the parking space, is composed of: On the first level, a 45 m<sup>2</sup> living/dining room, with an open kitchen equipped with a central island, a dresser, a gas cooker and a refrigerator, a storeroom and a separate WC. An elegant open travertine staircase leads to the upper floor, consisting of two bedrooms with skylights, a bedroom with access to a 14 m<sup>2</sup> terrace, a bathroom with bath and shower, and a separate toilet. Type 4 house, spacious, bright, decorated and carefully arranged, with open spaces including the particularity of having a terrace for evenings with friends, a large garage and a parking space. - Roof plate under canal tiles with 25 cm interior insulation. - Walls lined with placo, glass wool insulation. - Electricity up to standard, 150 litre water heater. - Heating: 2 reversible air conditioning units. - New plumbing. - Single flow self-adjusting VMC ventilation. - Floors: Travertine on the first level and wooden flooring upstairs. - PVC and wood double glazing. - No Asbestos or Lead. No work needed, house sold with fitted kitchen, immediately habitable in a quiet area. Ideal for year-round living. South facing, in a dynamic town, school, restaurants, hairdresser, butcher, grocery store/bakery open every day even on Sundays, gas station, 10 minutes by car from Riez. Close to the Gorges du Verdon and the Sainte-Croix du Verdon lake.

