## 150 000 €

## Contact agency Agence BBii

30 rue Mgr A.Daumas 06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

For sale house 4 rooms

Surface: 64 m²

Surface of the living: 18 m<sup>2</sup> Year of construction: 1948

Exposition : Est

View : Campagne

Hot water : Electrique

Inner condition : renovated

Features:

electric shutters, 2 terraces, CALM

3 bedroom 1 show er

1 WC

1 garage

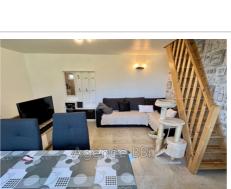
1 cellar

Energy class (dpe): E

Emission of greenhouse gases (ges) :  $\ensuremath{\mathsf{B}}$ 

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## House 856830 Toudon

Magnificent renovated house located in Toudon, a charming Provençal village in the PACA region. Built before 1948, the house has been carefully renovated with a recent extension. The property measures  $64m^2$  Carrez law and  $96m^2$  on the ground and is spread over 3 floors. On the ground floor you will find a cellar, a garage and a small bedroom, perfect for a work or storage space. The first floor has a comfortable living room, as well as a spacious second bedroom. On the second floor, there is a fitted kitchen opening onto a terrace, a modern bathroom and a large master bedroom. Located in a picturesque village, Toudon is known for its cultural and natural wealth. Nature lovers will enjoy walks in the surrounding mountains, while heritage enthusiasts can visit the Saint-Pons church or the Toudon castle. The village is also close to bustling cities such as Nice and Monaco, providing excellent accessibility. Don't miss this unique opportunity to own a renovated house in a charming Provençal village. Contact us now to schedule a visit.

Fees and charges : 150 000 € fees included