

279 000 €

Contact agency

Scandimmo

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For sale house

5 rooms

Surface : 122 m<sup>2</sup>

Surface of the living : 28 m<sup>2</sup>

Year of construction : 1690

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

CALM, Walking distance to shops, double glazing, fireplace, No opposite

4 bedroom

1 terrace

2 bathrooms

2 WC

3 cellars

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel

10/03/2025 - Prix T.T.C



## House 818 Les Arcs

Charming village house in the heart of the historic centre of Les Arcs This cosy village house is located in a lively village that is active all year round, just a few minutes' drive from the Mediterranean coast. Here you will find all the shops and amenities you need. Les Arcs-Draguignan train station is within walking distance and offers frequent departures along the entire coast. It takes only one hour to reach Nice airport by train. The house is part of a small condominium with two owners. It has its own entrance and operates as an independent unit. You enter the house through an impressive old wooden door with metal studs, probably originally from the 17th century, but later renovated. On the ground floor, to the left, you will find a large room used as a bedroom, with an adjoining laundry room and two small adjoining cellars - perfect for storage or for storing wine. On the second floor you will find a very spacious bedroom with its own bathroom. On this level there is also a separate shower room. A few steps up you will find a smaller room with a low ceiling, which is also used as a bedroom. On the third floor is the large, bright living room with a fantastic view over the village roofs and the hills in the distance. Here you will find a fully equipped kitchen, dining area and a small sofa corner. On the same level there is a fourth bedroom and access to a large, south-facing and covered terrace. The terrace offers a beautiful view and has a pergola that provides pleasant shade, as well as a cosy covered corner. The house also



2 lots in the condominium 279 000 € fees included