

398 000 €

Contact agency

Scandimmo

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For sale house

5 rooms

Surface : 89 m<sup>2</sup>

View : Citadine

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Features :

CALM, Walking distance to shops, double glazing

4 bedroom

2 showers

2 WC

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

21/02/2025 - Prix T.T.C



## House 797 Les Arcs

Magnificent village house in perfect condition! 4 bedrooms and 2 bathrooms. Great view! Lots of charm for this spacious village house renovated in 2011 (plumbing, electricity, insulation, rearrangement of rooms, etc.) Located within walking distance to all shops, cafes and restaurants, the house benefits from all the advantages of being in a city while being in a quiet area, close to the river and the green space behind the house. It is composed as follows: an entrance with access to the kitchen, the living room and the dining room offering a view towards the medieval part of Les Arc, le Parage, and towards the river. The ground floor (entrance/living room/dining room/kitchen), bright and very pleasant, is 30m<sup>2</sup>. On the 1st floor, you will find 2 beautiful bedrooms with cupboards, a bathroom with double sink and a towel dryer as well as a separate toilet. On the 2nd floor, there are 2 other pretty bedrooms with cupboards and a bathroom including a sink, a toilet and a towel dryer. The house is in very good condition and there is no work required. Public parking spaces nearby and possibility of parking at the end of the street dead end. An old wine cellar of 24 m<sup>2</sup>, ideal for storing belongings, bicycles etc., is also part of the house. The property has been rented out as a 4-star gîte and offers very good services. Surfaces: entrance/kitchen: 13.50m<sup>2</sup> living/dining room: 16.80 m<sup>2</sup> 1st floor landing: 3.74 m<sup>2</sup> bedroom 1 on the 1st floor: 10.87 m<sup>2</sup> bedroom 2 on the 1st floor: 12 m<sup>2</sup> bathroom 1st floor: 2.70 m<sup>2</sup> wc 1st floor: 1.00

