

420 000 €

**Contact agency**

**La clé du Bonheur Immobilier**

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**For sale house**

**Surface : 180 m<sup>2</sup>**

**Surface of the living : 36 m<sup>2</sup>**

**Surface of the land : 3780 m<sup>2</sup>**

**Year of construction : 1994**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : a refresh**

**External condition : to renovate**

**Couverture : tiling**

**Features :**

fireplace, double glazing, CALM, POOL,  
Bedroom on ground floor

5 bedroom

2 terraces

2 bathrooms

2 WC

1 garage

**Energy class (dpe) : E**

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

Document non contractuel



**House 1236ED Esparron-de-Verdon**

FOR SALE - In the town of Esparron de Verdon; property on 3,780m<sup>2</sup> with house of approximately 180m<sup>2</sup> on 2 levels. The house faces south and overlooks Lake Esparron de Verdon. The upper part, accessible on one level, has an entrance; a kitchen open to living room, dining room with insert fireplace. Two bedrooms, a bathroom with separate toilet. A large mezzanine with window. Opening onto a large lake view terrace overlooking the swimming pool. The lower part offers three bedrooms, a bathroom and a separate toilet; a kitchen with dining area. A large garage attached to the house. A large covered terrace, as well as a swimming pool, barbecue. House supplied by septic tank to be brought up to standard. Lots of potential for this charming villa to be brought up to date. Sale price: 420,000 euros, including 5% including tax of fees payable by the buyer.

Fees and charges :

420 000 € agency fees 4,76% à the responsibility of the buyer included

