

# AGENCE DU COIN

Transaction - Expertise - Location - Tél : 04 94 82 94 16

www.agenceducoin83.com

€ 349 000

## Buying house

4 rooms

Surface : 85 m<sup>2</sup>

Surface of the living : 27 m<sup>2</sup>

Surface of the land : 2034 m<sup>2</sup>

Year of construction : 1886

Exposition : Est ouest

View : Campagne

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

## Amenities :

pool, Poêle à bois, Bedroom on ground floor, double glazing, Automatic gate

3 bedroom

2 terraces

1 bathroom

1 shower

1 WC

5 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

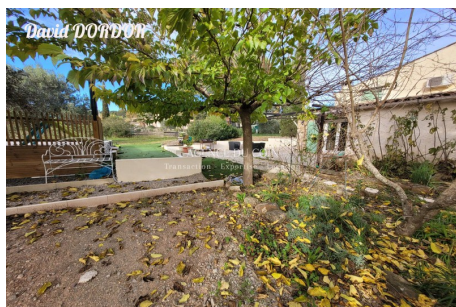
Fees and charges :

349 000 € agency fees 2,58% à the responsibility of the buyer included



## House Les Arcs

FAVORITE, Les Arcs 83460, A stone's throw from road access, motorways and TGV station, between the sea and the Verdon. Close to shops and in a rural setting, let yourself be seduced by this pretty semi-detached country house of charm and character in an idyllic setting with a surface area of approximately 85 m<sup>2</sup> of living space and its outbuilding of 25 m<sup>2</sup> (converted into an office/bedroom to work or relax in peace) on a flat fenced and wooded plot of over 2000 m<sup>2</sup>. A living room, a modern and independent fitted and equipped kitchen, three bedrooms, two of which are upstairs and one on the ground floor, a shower room (upstairs), a bathroom (ground floor) and two toilets. Numerous renovations carried out between 2016 and today, including the construction of a beautiful swimming pool by a mason. Double glazing, reversible air conditioning in all rooms. Travertine terrace, well and its active drilling. Very rare to seize! Extension of existing building possible by up to 30%. Wood stove. New 4x7 meter chlorine swimming pool. Surveillance system. Fiber nearby. CONTACT AND VISITS DAVID DORDOR 0684080522 Ref. : 718V1968M - Mandat n°1251



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Document non contractuel - Barème de prix disponible sur notre site internet