

**127 000 €**

**Village house for sale**

**3 rooms**

**Surface : 57 m²**

**Surface of the living space : 16 m²**

**Surface of the land : 90 m²**

**Year of construction : avant 1949**

**Exposure : Sud**

**View : Village**

**Hot water : Electrique**

**Indoor condition : to renovate**

**Outdoor condition : a refresh**

**Cover : tiles**

**Benefits :**

calm, Bedroom on ground floor

2 bedroom

1 shower

1 WC

1 garage

Document non contractuel

18/05/2024 - Prix T.T.C



**Village house Allemagne-en-Provence ref. 871V678M - mandat n°1216SS**

For sale in Germany in Provence, Old village house, typically Provençal in exposed stones with a shed of 92 m² and a detached garden of 90 m².

The living area, to be renovated, with a living area of 57.87 m² (Carrez surface area), is composed of a living/dining room with open kitchen, two large bedrooms, a bathroom with WC and convertible attic of approximately 20 m².

In the basement, two vaulted cellars with a total area of 35.m².

This property, without original heating, is not subject to the DPE.

Work to be planned, in particular the repair of the roof.

The shed is on two levels, with a total area of 92 m², crossing two streets, connected to water and electricity and has a large volume for restoration into a house for residential use.

Do not hesitate to visit this real estate complex with its old-fashioned charm, in an authentic Provençal village with a very rich historical heritage.

Close to lakes, the Verdon gorges, the Valensole plateau. 10 minutes by car from Riez. 8 km from Gréoux les Bains, 26 km from Manosque, 60 km from Aix en Provence/TGV. Fees charged to the seller.



La Clé Du Bonheur Immobilier - 37 Allée Louis Gardiol - 04500 Riez

Tél: 04.92.75.91.56 - e.dallo@lacleclubonheurimmobilier.com

RCS 789 129 970 Code NAF 6831Z -

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