

270 000 €

Villa for sale

5 rooms

Surface : 103 m<sup>2</sup>

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

Surface of the land : 600 m<sup>2</sup>

Year of construction : 1978

Exposure : Sud est

View : Dégagée

Hot water : Electrique

Indoor condition : a refresh

Outdoor condition : good

Cover : tiles

Benefits :

pool, fireplace, Bedroom on ground floor, calm

4 bedroom

1 terrace

2 showers

2 WC

1 parking

Energy class (old measure) : G

Climate class : C

Document non contractuel

29/04/2024 - Prix T.T.C



### Villa Riez ref. 871V672M - mandat n°1210SS

At the exit of Riez, in the direction of Montagnac, you will discover a peaceful villa of 103 m<sup>2</sup>, on a raised ground of 600 m<sup>2</sup>, with a swimming pool of 20 m<sup>3</sup>, sheltered parking space and a permanent shed of approximately 18 m<sup>2</sup>.

The house on two levels, with a living area of approximately 103 m<sup>2</sup>, is composed of:

**On one level** , a living/dining room of approximately 36.70 m<sup>2</sup>, with a wood insert fireplace, a separate kitchen of 8 m<sup>2</sup>, a cellar of 6.40 m<sup>2</sup>, a bedroom of 12.30 m<sup>2</sup>, a bathroom and a separate toilet with a water point.

**Upstairs** , three bedrooms, one with access to the terrace, one with mezzanine, adjoining the third bedroom under the roof and a shower room with WC.

Recent electric heaters, two cumulus clouds, no recent insulation.

Renovation work to be planned, but not urgent, the house is immediately habitable, for fans of nature and tranquility with the advantage of benefiting from city water and mains drainage in the countryside.

Let yourself be tempted by the charm of this villa, in a typically Provençal location whose particularity is to have a very pretty view of the village of Riez and all the



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Fees and charges :

RCS 789 129 970 Code NAF 6831Z -

270.000 € fees included

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