

**420 000 €**

**House for sale**

**Surface : 180 m²**

**Surface of the living space : 36 m²**

**Surface of the land : 3780 m²**

**Year of construction : 1994**

**Exposure : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Indoor condition : a refresh**

**Outdoor condition : to renovate**

**Cover : tiles**

**Benefits :**

fireplace, double glazing, calm, pool,

Bedroom on ground floor

5 bedroom

2 terraces

2 bathrooms

2 WC

1 garage

**Energy class (old measure) : E**

**Climate class : B**

Document non contractuel

02/05/2025 - Prix T.T.C



### House Esparron-de-Verdon ref. 871V690M - mandat n°1236ED

**FOR SALE** - In the town of Esparron de Verdon; property on 3,780m² with house of approximately 180m² 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.**



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