

## Price on application

### House for sale

Surface of the living space : 24 m²

Year of construction : 1900

Exposure : Sud

View : Village

Hot water : Electrique

Indoor condition : to renovate

Outdoor condition : good

Cover : Fibres ciment

### Benefits :

Laundry room

5 bedroom

2 terraces

1 bathroom

2 WC

2 cellars

Energy class (old measure) : E

Climate class : F

Document non contractuel

27/01/2026 - Prix T.T.C



## House Riez ref. 871V747M - mandat n°1313SS

Character village house of approximately 180 m² spread over four levels, presenting a rare opportunity for a commercial enterprise in a sought-after location, while retaining an independent living area with the possibility to create three separate apartments.

The commercial space on the ground floor is a major asset: it benefits from excellent visibility, abundant natural light, and generous volumes, enhanced by a mezzanine that optimizes the space (office, workspace, or storage). A separate WC with a washbasin, along with a semi-covered terrace and a private outdoor area—especially rare for a commercial space in the village center—complete this area, ideal for a high-quality commercial, professional, or artisanal activity.

The residential section is accessible via an independent entrance, ensuring a complete separation of uses or offering an investment project with the creation of three self-contained apartments.



The first floor features a large living/dining room with a terrace, a separate bedroom, and a large bedroom that can be used as a living/dining room or a bedroom.

On the second floor, there is a bedroom with an en-suite bathroom and a large bedroom, and a large bedroom that can be used as a living/dining room or a bedroom.

The third floor features two bedrooms and access to the terrace, and a large bedroom that can be used as a living/dining room or a bedroom.

potential for enhancement.

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

Tél: 04.92.75.91.56 - e.dallo@lactedubonheurimmobilier.com

Two cellars complete this property

RCS 789 129 970 Code NAF 6831Z -

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

Renovations are needed, offering an opportunity to fully rethink and enhance the entire property, both the commercial and residential areas, located in a strategic spot with excellent foot traffic and optimal visibility, right in the heart of a dynamic

community in a popular tourist region near the lakes. The town hosts two weekly markets and offers all amenities: hospital, secondary school, and numerous shops, ensuring a sought-after quality of life and lasting appeal.

A property with multiple possibilities, in the heart of a desirable location..

Seller's fees apply. [Listing ref: 1313SS]

LA CLÉ DU BONHEUR IMMOBILIER: 04.92.75.91.56 / 06.80.26.84.13 Solange SAUVAT. Commercial agent registered with the R.S.A.C Manosque under number: 842 641 441

Information on risks affecting this property is available on the Géorisques website <http://www.georisques.gouv.fr>

Fees and charges :