

Price on application	 <p>House for sale</p> <p>Surface of the living space : 24 m²</p> <p>Year of construction : 1900</p> <p>Exposure : Sud</p> <p>View : Village</p> <p>Hot water : Electrique</p> <p>Indoor condition : to renovate</p> <p>Outdoor condition : good</p> <p>Cover : Fibres ciment</p> <p>Benefits :</p> <ul style="list-style-type: none"> Laundry room <p>5 bedroom</p> <p>2 terraces</p> <p>1 bathroom</p> <p>2 WC</p> <p>2 cellars</p> <p>Energy class (old measure) : E</p> <p>Climate class : F</p> <p>Document non contractuel 27/01/2026 - Prix T.T.C</p>
<p>House Riez ref. 871V747M - mandat n°1313SS</p> <p>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.</p> <p>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.</p> <p>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.</p>	



The first floor consists of a bright living/dining room with a fireplace and a large terrace, a separate WC, a spacious bedroom, and a large bedroom that can be converted into a living/dining room.



On the second floor, there is a large bedroom with an en-suite bathroom, a smaller bedroom, and a large auxiliary room provide various possibilities.



The third floor contains two additional bedrooms and access to the roof, offering further potential for enhancement.

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

Tél: 04.92.75.91.56 - e.dallo@lacledubonheurimmobilier.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 :