

**165 000 €**

**Village house for sale**

**4 rooms**

**Surface : 105 m<sup>2</sup>**

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

**Year of construction : 1970**

**Exposure : Sud est**

**View : Village**

**Hot water : Electrique**

**Indoor condition : good**

**Outdoor condition : good**

**Cover : tiles**

**Benefits :**

double glazing, calm, Laundry room

2 bedroom

2 terraces

3 showers

3 WC

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

**Climate class : C**

Document non contractuel

27/07/2024 - Prix T.T.C



**Village house Saint-Jurs ref. 871V683M - mandat n°1226SS**

Village house of 105 m<sup>2</sup> completely renovated on 3 levels, composed of:

On the ground floor: a 36 m<sup>2</sup> living room with bar area and water point, 18 m<sup>2</sup> double-glazed veranda.

On the 1st floor: 2 bedrooms, 12 m<sup>2</sup> each with shower room and WC, one of the bedrooms has a 3 m<sup>2</sup> Tropezian veranda.

On the lower level: a 25 m<sup>2</sup> dining room with an open kitchen, a bathroom with WC, and a laundry room.

Lean-to of 17 m<sup>2</sup>.

Possibility of making an independent studio at this level.

This house can be modified into two independent apartments, including a studio and a T3 by installing a kitchen island in the living room at the bar area.

**Village house with a roof terrace, completely rebuilt in the 1970s**

**4-sided roof (under-tile/tile) dating from 2019 to cover the roof terrace.**

**Walls: Placoplâtre lining.**

**Floors: parquet and cement tiles.**



Commercial agent registered with RSAC Manosque under number: 842 641 441.

Information on the risks to which this property is exposed is available on the

Géorisks website <http://www.georisks.gouv.fr>

RCS 789 129 970 Code NAF 6831Z -

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

Village house of 105 m<sup>2</sup>, completely renovated, on three levels, including:

- On the ground floor, a dining room with open kitchen 25 m<sup>2</sup> opening onto a 17 m<sup>2</sup> loggia to be converted, closed with wooden aluminum French doors, a laundry room, a bathroom with WC. The dining room has an independent entrance, which gives the possibility of making an independent studio on this level.
- The main entrance to the house is also located on the ground floor, a covered veranda with double-glazed aluminum bay windows, measuring 18 m<sup>2</sup>, gives access to a living room of 36 m<sup>2</sup> with a bar area and a water point.
- On the 1st floor, two bedrooms of approximately 12 m<sup>2</sup>, one having a 3 m<sup>2</sup> roof window, closed with double glazing, each with a travertine shower area and a toilet. East/West exposure.

Fees and charges :

165 000 € fees included