

## 159 000 €

Village house for sale

4 rooms

Surface: 74 m<sup>2</sup>

Surface of the living space: 15 m<sup>2</sup> Year of construction: avant 1949

Exposure: Est ouest
View: Village
Hot water: Cumulus
Indoor condition: good
Outdoor condition: good

Cover: tiles

Benefits:

fireplace, double glazing

2 bedroom

1 bathroom

1 show er

3 WC

1 cellar

Energy class (old measure): E

Climate class : B

Document non contractuel 19/09/2024 - Prix T.T.C





## Village house Riez ref. 871V701M - mandat n°1248SS

Riez, Village house of approximately 74 m², completely renovated with taste, on four levels, with a vaulted cellar, including:

- On the ground floor, a dining room with open kitchen of  $13 \, \text{m}^2$  and a separate WC.
- On the 1st floor, a living room of 15.60 m² with an office area and wood insert fireplace.
- On the 2nd floor a bedroom 13.30 m², with a large closet and an adjoining bathroom with WC
- On the third level, a 14  $\rm m^2$  bedroom with a large closet and an adjoining 5  $\rm m^2$  shower room. Note that an open sky in this bathroom shows the good condition of the roof

Walls: BA 13 plasterboard lining and glass wool.

Floors: tiles

Windows: PVC double glazing and custom wood

Indoor electricity installation: Good DPE: E (rare for a village house



and a vaulted cellar of 15 m<sup>2</sup> immediately center of a dynamic town Hospital, onist, butcher, bakery...), typically

Provencal with its two weekly markets, close to Moustiers-Sainte-Marie, the lakes La Clé Du Bonneur immobilier - 37 Aliee Louis Gardiol - 04500 Riez Tél: 04.92.75.91.56 - e.dallo@lacledubonneurimmobilier.com

Fees charged to the seller.

Ad Ref: 1175SS.

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

The key to real estate happiness 04.92.75.91.56 / 06.80.26.84.13 Solange Sauvat. Commercial agent registered with the RSAC Manosque under the number: 842 641 441.

Information on the risks to which this property is exposed is available on the Georisques website http://www.georisques.gouv.fr

Fees and charges : 159 000 € fees included