

**159 000 €**

**Village house for sale**

**4 rooms**

**Surface : 74 m²**

**Surface of the living space : 15 m²**

**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 shower

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 m² 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 m² bedroom with a large closet and an adjoining 5 m² 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 m² immediately center of a dynamic town Hospital, onist, butcher, bakery...), typically

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