



€ 170 000

**Buying chalet**

**5 rooms**

**Surface : 70 m<sup>2</sup>**

**Surface of the living : 25 m<sup>2</sup>**

**Surface of the land : 800 m<sup>2</sup>**

**Year of construction : 1997**

**Exposition : Sud ouest**

**View : Montagne**

**Hot water : Electrique**

**Amenities :**

garden

4 bedroom

1 terrace

1 shower

2 WC

**Energy class (dpe) : F**

**Emission of greenhouse gases**

**(ges) : C**

Document non contractuel

03/05/2024 - Prix T.T.C



### Chalet Colmars - Ref. V3303M - Mandate n°2172

Discover this wooden chalet of 75m<sup>2</sup> with a mountain spirit decoration that will seduce you for your second home. You will appreciate the large terrace directly accessible from the living room, its southern exposure and its view of the mountains. The house has 4 small bedrooms (6-7m<sup>2</sup>): 2 on the mezzanine, 2 on the ground floor and on the ground floor a laundry area and plenty of storage in the ground floor hallway. The kitchen is functional with direct access to the living room of 25m<sup>2</sup>. The house has a shower room next to the living room and a shower room (sink, WC) in the laundry room. In total the house has 2 toilets (ground floor and level 1). Outside, you will appreciate the shaded garden for lunches in the freshness and a closed part on the side of the house where young children can have fun or if you have animals, they will have their space. The property is sold furnished according to the defined list. The house faces South-West with a neighbor on the left side. The house is located at the entrance to the Miegessoles district; it is therefore concerned by the red zone R10 of the risk prevention plan. So far, it has not suffered any damage. The DPE diagnosis defines a consumption of 1840e to 2540e for a main residence. As a second home for holiday use the

