



€ 345 000

Buying house

9 rooms

Surface : 240 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Surface of the land : 922 m<sup>2</sup>

Year of construction : 1967

Exposition : Sud ouest

View : Montagne

Hot water : Electrique

Amenities :

fireplace, double glazing, 5 minutes from the village, quiet

5 bedroom

1 bathroom

2 showers

3 WC

2 parkings

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

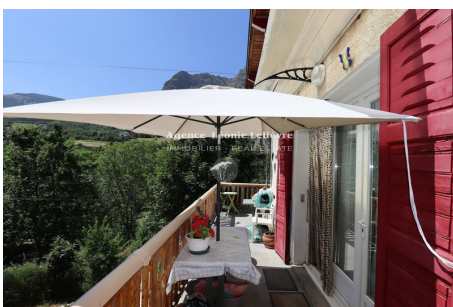
Document non contractuel

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



### House Colmars - Ref. V3297M - Mandate n°2185

5 minutes walk from the village of Colmars, large family home with 2 separate living areas and a beautiful garden with vegetable patch and mountain views. You will appreciate the south-west exposure of this house and its brightness. On the ground floor, a 1st living space which can be independent with living room/open kitchen, 2 bedrooms and 1 shower room. On the ground floor there is also a small workshop. Above, you will find the second living space with on level 1 a living area, living room and kitchen communicating. The living room has a beautiful fireplace with a very useful wood insert in winter. The kitchen is equipped with gas hob, oven, fridge/freezer and dishwasher. This same level includes a bathroom and 1 bedroom/office. Upstairs on level 2, there are 2 south-facing bedrooms, a shower room and a laundry room and a storage attic. There is also an attic on this level accessible for storage. The heating is done with wood with the insert, by the central heating in the fuel oil or by the electric radiators with inertia. The diagnosis classifies the house in E because of the oil boiler, but in D on the Insulation component alone. Work has been done by the owners in this direction. The house is fully double glazed. The electricity is compliant. The roof is made of everit plate



village in any season.

Agence Léonie Lelièvre - 5268 Corniche des Issambres - 83380 Les Issambres

Legal information

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345 000 €

Carte professionnelle n°83032017000017394 délivrée par la CCI de Fréjus - RCS-FREJUS 808 416 515

Code NAF 6831Z - Garantie financière : GALIAN 120 000 € - Document non contractuel

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)