

House - 70 m²

BARGEMON

225 000 €*

* Agency fees will be borne entirely by the seller



DESCRIPTION DU BIEN

Within walking distance of the village center, on a quiet country road towards the Col de Belhomme / Comps, this charming little detached village house sits on a 595 m² terraced plot with beautiful views, facing south. A 23 m² garage is located at road level. The house comprises an entrance porch, a large central hall (10 m²), a living room with a fireplace (23.4 m²) and a south-facing balcony (7.3 m²), a separate kitchen (10.1 m²), a large bedroom with fitted wardrobes (13.8 m²), a separate toilet, and a large shower room (9.2 m²). The total living area is approximately 70 m². The ceilings are high (2.80 m). Currently, there are some outbuildings (a utility room), but they are of poor quality (to be dismantled). The house itself is solid and has no cracks or moisture problems. The roof is in good condition. Partially PVC and wood joinery, single glazing. Heating with electric radiators. The house is connected to mains drainage. The house has only one bedroom but could easily be converted to create a second bedroom. Existing and converted plans are available on demand. Work required: modernization, electrical work. Ultimately: replacement of single-glazed joinery.

LE BIEN EN DETAIL

Reference : MH083
Town : BARGEMON
Transaction : Sales
Type of property : House
Price including charges : €225 000
Property tax : €713
Surface : 70 m²
Land : 595 m²
View : South

Living room : 24 m²
Number of rooms : 2
Number of bedrooms : 1
Shower room : 1
Number of balcony : 1
Parking : 1



DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year



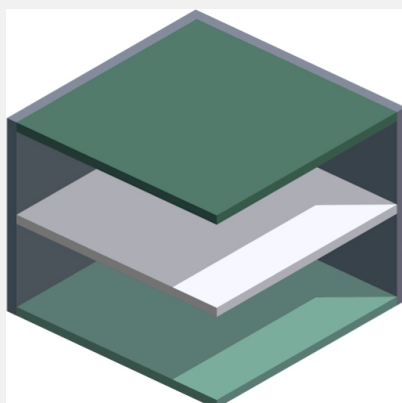
Greenhouse Gas Emissions in Kg CO₂² / m² / year



LE BIEN EN PHOTOS







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