

Price on request

Contact agency
AGV GARELLI immobilier

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For sale house

4 rooms

Surface : 80 m²

Surface of the land : 890 m²

Year of construction : 1980

View : Dégagée

Hot water : Electrique

Inner condition : to renovate

External condition : to renovate

Features :

fireplace, CALM

2 bedroom

1 bathroom

1 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : C

Document non contractuel

19/12/2025 - Prix T.T.C



House 1770 La Crau

An AGV GARELLI Real Estate Exclusive HOUSE WITH GREAT POTENTIAL IN UC ZONE CURRENTLY 80 M² BUT POSSIBILITY TO BUILD UP TO 267 M² TOTAL ON TWO LEVELS WITH AN ADDITIONAL FLOOR - ON A WOODED PLOT OF 890 M² WITH 2 POSSIBLE ENTRANCES - LA MOUTONNE AREA IN COMPLETE TRANQUILITY: Are you dreaming of a real estate project with high potential? We offer you this house ideally located in a quiet residential area of La Moutonne, featuring open views and a peaceful environment, perfect for an investment with renovation and significant extension possibilities!! Main features: * Living area: 80 m² to be fully renovated * Land area: 890 m², fully fenced * Year built: 1980 * UC zone: Allows for numerous renovation and extension options. * Allowed footprint: 30% of the land, meaning a maximum built area of 267 m². * Maximum allowed height: 7 meters (enabling an additional floor). * No asbestos: the house is ready to be renovated without any health risks. * Electrical system up to standard: The wiring meets current safety and compliance regulations. Advantages of this property: * Absolute peace and quiet: Perfect for those who enjoy tranquility while being close to amenities. * Ideal for investors, craftsmen, or DIY enthusiasts: This house offers great potential for renovation and expansion. * Project to add an extra floor: The plot allows for an additional story and elevating the garage as well,

