

165 000 €

**Contact agency**

**La clé du Bonheur Immobilier**

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**For sale house**

**4 rooms**

**Surface : 105 m²**

**Surface of the living : 36 m²**

**Year of construction : 1970**

**Exposition : Sud est**

**View : Village**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

double glazing, CALM, Laundry room

2 bedroom

2 terraces

3 show ers

3 WC

**Energy class (dpe) : F**

**Emission of greenhouse gases (ges) : C**

Document non contractuel



**House 1226SS Saint-Jurs**

Village house of 105 m<sup>2</sup> completely renovated on 3 levels, composed of: On the ground floor: a 36 m<sup>2</sup> living room with bar area and water point, 18 m<sup>2</sup> double-glazed veranda. On the 1st floor: 2 bedrooms, 12 m<sup>2</sup> each with shower room and WC, one of the bedrooms has a 3 m<sup>2</sup> Tropezian veranda. On the lower level: a 25 m<sup>2</sup> dining room with an open kitchen, a bathroom with WC, and a laundry room. Lean-to of 17 m<sup>2</sup>. Possibility of making an independent studio at this level. This house can be modified into two independent apartments, including a studio and a T3 by installing a kitchen island in the living room at the bar area. Village house with a roof terrace, completely rebuilt in the 1970s 4-sided roof (under-tile/tile) dating from 2019 to cover the roof terrace. Walls: Placoplâtre lining. Floors: parquet and cement tiles. Windows: PVC and Aluminum double glazing. Shutters: Wood. Impeccable house, immediately habitable, in the center of a typically Provençal village, 6 km from Puimoisson and Moustiers Sainte Marie, a highly sought-after tourist area. Fees charged to the seller. Ad Ref: 1226SS The key to real estate happiness 04.92.75.91.56/06.80.26.84.13 Solange Sauvat. Commercial agent registered with RSAC Manosque under number: 842 641 441. Information on the risks to which this property is exposed is available on the Géorisks website <http://www.georisks.gouv.fr> Village house of 105 m<sup>2</sup>, completely renovated, on three

levels, including: - On the ground floor, a dining room with open kitchen 25 m<sup>2</sup> opening onto a 17 m<sup>2</sup> loggia to be converted into a living room with French doors, a laundry room, a bathroom with independent entrance, which gives the possibility of making an independent studio on this level. - The main entrance to the house gives access to a living room of 36 m<sup>2</sup> with a covered veranda with double-glazed aluminum doors. On the 1st floor, two bedrooms of approximately 12 m<sup>2</sup> each, closed with double glazing, each with a travertine shower area and a toilet. East/West exposure.

Fees and charges :  
www.twimmo.com  
165 000 € fees included

