

231 000 €

**Contact agency**

**La clé du Bonheur Immobilier**

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**For sale house**

**4 rooms**

**Surface : 80 m<sup>2</sup>**

**Surface of the living : 22 m<sup>2</sup>**

**Surface of the land : 100 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : a refresh**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

balcony, fireplace, CALM, Bedroom on ground floor

3 bedroom

1 shower

1 WC

2 garage

2 cellars

Document non contractuel



**House 1227ED Esparron-de-Verdon**

EXCLUSIVE - Looking for a charming house in Esparron-de-Verdon? Located in a small hamlet, this property of approximately 80m<sup>2</sup>, facing the south-east side, offers a magnificent open view. Composed on two levels, it is at your disposal with a fitted independent kitchen. The heating and hot water system is electric. Although the interior needs some updating, the house, built in the 1970s, is in good condition overall. It is terraced on one side and its sanitation is connected to the sewer. Amenities include a balcony/terrace, a fireplace, and a single-storey bedroom, a guarantee of calm and comfort. Finally, the house has three bedrooms, including one on the mezzanine, a shower room, a toilet and two cellars. Adjoining the house, two independent garages. Around a hundred m<sup>2</sup> of garden for exclusive use adjoining the house. In co-ownership of 80 lots (49 residential, office and commercial lots and 31 parking lots) Annual charges of approximately €415. Real estate in Esparron-de-Verdon has many advantages that appeal to those looking to buy a house. Located in Provence, this charming village offers panoramic views of Lake Esparron, green valleys and the Verdon mountains. It enjoys a pleasant climate all year round, perfect for outdoor enthusiasts. The houses, often made of natural stone, are of various styles, from traditional to contemporary, and have large gardens. A perfect compromise between nature and comfort. Ad ref. 1227ED. The Key to Real Estate Happiness

