

## Price on request

### Contact agency

**La clé du Bonheur Immobilier**

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### For sale house

**4 rooms**

**Surface : 106 m²**

**Surface of the living : 45 m²**

**Exposition : Plein sud**

**View : Sans vis à vis**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

### Features :

double glazing, CALM

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

1 parking

**Energy class (dpe) : D**

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

Document non contractuel



## House 1310SS Puimoisson

Puimoisson. Rare, village house completely renovated with taste, with a terrace, a 54 m² garage and a parking space. The house, with a surface area of 106.91 m², on two levels accessible via the parking space, is composed of: On the first level, a 45 m² living/dining room, with an open kitchen equipped with a central island, a dresser, a gas cooker and a refrigerator, a storeroom and a separate WC. An elegant open travertine staircase leads to the upper floor, consisting of two bedrooms with skylights, a bedroom with access to a 14 m² terrace, a bathroom with bath and shower, and a separate toilet. Type 4 house, spacious, bright, decorated and carefully arranged, with open spaces including the particularity of having a terrace for evenings with friends, a large garage and a parking space. - Roof plate under canal tiles with 25 cm interior insulation. - Walls lined with placo, glass wool insulation. - Electricity up to standard, 150 litre water heater. - Heating: 2 reversible air conditioning units. - New plumbing. - Single flow self-adjusting VMC ventilation. - Floors: Travertine on the first level and wooden flooring upstairs. - PVC and wood double glazing. - No Asbestos or Lead. No work needed, house sold with fitted kitchen, immediately habitable in a quiet area. Ideal for year-round living. South facing, in a dynamic town, school, restaurants, hairdresser, butcher, grocery store/bakery open every day even on Sundays, gas station, 10 minutes by car from Riez. Close to the Gorges du Verdon and the Sainte Croix du Verdon lake.

