

Price on request

Contact agency

TOURVES IMMOBILIER

Quartier Le Laou Route de Saint Maximin

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For sale house

Surface : 61 m²

Surface of the land : 1350 m²

View : Dégagée

Hot water : Electrique

Features :

fireplace, Bedroom on ground floor, CALM

3 bedroom

1 terrace

1 shower

1 WC

1 garage

Document non contractuel

03/12/2025 - Prix T.T.C



House 0026 Rians

TOURVES REAL ESTATE OFFERS YOU A DETACHED VILLA OF 61 m² ON A 1350 m² PLOT IN RIANS (83560) This single-level detached villa covers an area of 61 m² and is situated on a terraced, tree-lined plot of 1350 m². Access to the property is through a large 25 m² veranda that leads to the house entrance. Inside, you will find a living room with an inset fireplace, a semi-equipped kitchen, one bedroom, and two small rooms that can be used as bedrooms or offices (8 m²) according to your needs; plus a shower room with a toilet. Outside, there is a laundry room, a shelter with a pizza oven, an independent garage (30 m²), and a chicken coop. GOOD TO KNOW: The plot is located in an NH zone, which allows you to: - Expand the main dwelling by 30 m² without exceeding 91 m² of floor space. - Install a swimming pool and its pool house within a maximum combined footprint of 70 m². - Convert the garage into living space with the possibility to extend it up to 50 m². - The property features single-pane windows, electric heating, and an inset fireplace sufficient to heat the entire house. - It is supplied with municipal water, and sewage is managed via a septic tank (tank refurbishment required). For those who love tranquility and can envision themselves here, this charming villa with great potential might just be what you're looking for. AN OPPORTUNITY NOT TO BE MISSED!!!

Fees and charges :

