

## Price on request

### Contact agency

#### Scandimmo

143 boulevard René Cassin

06200 Nice

07 49 19 64 06 / tw immo@franskbolig.fr

### For sale house

5 rooms

Surface : 122 m²

Surface of the living : 28 m²

Year of construction : 1690

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

### Features :

CALM, Walking distance to shops, double glazing, fireplace, No opposite

4 bedroom

1 terrace

2 bathrooms

2 WC

3 cellars

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

03/10/2025 - Prix T.T.C



## House 818 Les Arcs

Charming Village House in the heart of the historic center of Les Arcs - low agency commission Village with all amenities that is lively all year round, a few minutes by car from the coast. Need more information? Call 07 83 38 47 09 or fm@franskbolig.fr. Les Arcs-Draguignan train station on foot, which serves the entire coast from 06 to 13, with just over an hour to reach Nice airport. Co-ownership of 2 owners, but the house concerned here has its own completely independent access. The house is entered through a very old studded wooden door, possibly from the 17th century but which has since been renovated. On the left on the ground floor there is a large room which serves as a bedroom, with a laundry room and 2 small adjoining cellars, perfect for storage and storing wine. Going up one floor, you find on the left a very large bedroom with its own bathroom, as well as a shower room on the landing. A few steps higher, on the right, is a room with a rather low ceiling that is also used as a bedroom, with a window overlooking the quiet alley. Finally, at the top of the stairs on the 2nd floor, on the left, is the good-sized, very bright living room, offering a superb unobstructed view of the rooftops and hills in the distance. The fully equipped kitchen is located in this room, as well as the dining area and a small sofa/TV lounge. On the same level is the 4th bedroom as well as access to the large, open, south-facing terrace, also with a beautiful unobstructed view. A small pergola provides some shade, as well



2.92% excluding VAT of the sale price, or 3.64% including VAT of the net seller price. The net seller price, i.e. the price excluding agency fees, is therefore 240260 euros in the case of a sale at the advertised price. Information on the risks to which this property is exposed is available on the Géorisques website:

www.georisques.gouv.fr

Fees and charges :

Well condominium

2 lots in the condominium