



## House 844 Les Arcs

House in perfect condition, 4-star gîte, with all furniture, appliances, bed linen etc. at your immediate disposal. Walking distance to all shops in Les Arcs sur Argens! 4 bedrooms and 2 bathrooms. This superb village house has been able to fully satisfy its seasonal tenants for a long time (4-star furnished tourist accommodation), and it is ready to continue this adventure - or to serve as a second or main residence. Lots of charm, renovated in 2011 (plumbing, electricity, insulation, rearrangement of rooms, etc.) Located in the wine-growing district, within walking distance of all shops, cafes and restaurants, the house benefits from all the advantages of being in a town while being quiet, at the end of a dead end, close to the river and the green space behind the house. It is composed as follows: \* Ground floor: an entrance hall with access to the kitchen open to the living room and dining room offering a view towards the medieval part of Les Arcs, the Parage, and towards the river. The ground floor (entrance/living room/dining room/kitchen), bright and very pleasant, is 30m<sup>2</sup>. \* On the 1st floor, you will find 2 beautiful bedrooms with wardrobes, a bathroom with double sink and a heated towel rail as well as a separate toilet. \* On the 2nd floor there are also 2 pretty bedrooms with wardrobes and a bathroom including a sink, a toilet and a towel dryer. The house is in excellent condition and requires no work. There are public

parking spaces nearby, and parking is available at the end of the cul-de-sac. A former 24 m<sup>2</sup> garage is available for storing bicycles. The house is composed of a living room: 20.50 m<sup>2</sup>, kitchen: 13.50 m<sup>2</sup>, 2 bedrooms: 11.50 m<sup>2</sup> and 10.50 m<sup>2</sup>, a bathroom: 5.50 m<sup>2</sup>, a 1<sup>st</sup> floor landing: 3.70 m<sup>2</sup>, a terrace: 10.50 m<sup>2</sup>, a porch: 2.10 m<sup>2</sup>, a balcony: 2.10 m<sup>2</sup>, a shower: 2.10 m<sup>2</sup>. Do not hesitate to contact us for more information on the risks to which this property is exposed. The information is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr). Agency fees are included in the sale price. They are payable by the buyer, not the seller, which allows the buyer to pay lower notary fees. They represent 5% of the net seller price.

[www.annoncerance.immo](http://www.annoncerance.immo)

Fees and charges :

350 000 € fees included