

350 000 €

Contact agency

Scandimmo

143 boulevard René Cassin

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For sale house

5 rooms

Surface : 89 m²

View : Citadine

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Features :

CALM, Walking distance to shops, double glazing

4 bedroom

2 showers

2 WC

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

15/06/2025 - Prix T.T.C



## 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 30m2. \* 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 m² cellar is available for storing bicycles, tools, etc. \* Kitchen: 13.5 m² \* Living room: 13.5 m² \* Dining room: 13.5 m² \* 1st floor landing: 13.5 m² \* 1st floor: 12 m² \* 2nd floor: 12 m² \* 2nd floor landing: 3.70 m² \* WC: 2.10 m² \* Bathroom: 2.10 m² \* Bed floor: 10.50 m² \* Shower: 2.10 m² \* Do not hesitate to contact the agency for more information or to visit the house. The risks of this transaction are available on the Geonsques website: [www.geonsques.gouv.fr](http://www.geonsques.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. Fees and charges :

350 000 € fees included

