

## Price on request

### Contact agency

#### Scandimmo

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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

14/07/2025 - Prix T.T.C



## House 844 Les Arcs

Are you looking for a beautiful rental project or a beautiful family home? This house is perfect! A 4-star gîte, with all furniture, appliances, bed linen, etc., immediately available. 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 street. The house is a former 24 m2 property, so part of the 13.50m2 living room is 6.80 m2 1st floor: 10.95 m2 on the 1st floor: 2.1 m2 for landing: 2.1 m2 bedroom: 10.95 m2 s hesitate to call 06 86 66 14 for more information. The risks to which this property is exposed 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.

Fees and charges :

