

380 000 €

Contact agency

Agence Leonie Lelievre

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For sale house

9 rooms

Surface : 228 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Surface of the land : 1695 m<sup>2</sup>

Year of construction : 1969

Exposition : Sud est

View : Montagne

Inner condition : to renovate

5 bedroom

1 terrace

1 bathroom

1 shower

1 garage

1 parking

Energy class (dpe) : F

Emission of greenhouse gases (ges) : G

Document non contractuel

08/05/2024 - Prix T.T.C



## House 2232 Colmars

At the entrance to Colmars, House with an apartment on two levels of 205m<sup>2</sup> (171.70m<sup>2</sup> under Carrez law) with veranda of 15.8m<sup>2</sup>, living room of 20.55m<sup>2</sup>, three bedrooms, bathroom on level 1 and on the 2nd floor, two rooms, one bedroom, bathroom. — Commercial premises of 100m<sup>2</sup> on the ground floor currently rented. The house is completed by a garage, a workshop and a 100m<sup>2</sup> basement. You will appreciate the brightness of the veranda and the kitchen, the open view and the direct access to the RD 908. This house can be a large family house or converted into smaller apartments. Built in 1969, its purchase must be accompanied by work to bring it up to date and up to standard. You are 10 minutes walk from the village and its shops. Allos and the ski resorts are 10 and 15 minutes away by car. Colmars is a 2-hour drive from Nice, 3 hours from Marseille and Toulon. It is a tourist destination or a place of residence and teleworking thanks to the presence of Fiber. At the gates of Mercantour, you will enjoy the great outdoors, hiking, cycling, the possibility of paragliding, fishing and mountain biking. Fees and charges :  
380 000 € fees included

