

## Price on request

### Contact agency

**La clé du Bonheur Immobilier**

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### For sale house

**Surface of the living** : 24 m²

**Year of construction** : 1900

**Exposition** : Sud

**View** : Village

**Hot water** : Electrique

**Inner condition** : to renovate

**External condition** : GOOD

**Couverture** : Fibres ciment

### Features :

Laundry room

5 bedroom

2 terraces

1 bathroom

2 WC

2 cellars

**Energy class (dpe)** : E

**Emission of greenhouse gases (ges)** : F

Document non contractuel

27/01/2025



## House 1313SS Riez

Character village house of approximately 180 m² spread over four levels, presenting a rare opportunity for a commercial enterprise in a sought-after location, while retaining an independent living area with the possibility to create three separate apartments. The commercial space on the ground floor is a major asset: it benefits from excellent visibility, abundant natural light, and generous volumes, enhanced by a mezzanine that optimizes the space (office, workspace, or storage). A separate WC with a washbasin, along with a semi-covered terrace and a private outdoor area—especially rare for a commercial space in the village center—complete this area, ideal for a high-quality commercial, professional, or artisanal activity. The residential section is accessible via an independent entrance, ensuring a complete separation of uses or offering an investment project with the creation of three self-contained apartments. The first floor includes a bright living/dining room with access to a spacious 24 m² terrace, a separate kitchen, and a large bedroom that can be opened to the living/dining room to enlarge the space. On the second floor, a bedroom with an en-suite bathroom and WC, an adjoining bedroom, and an elongated auxiliary room provide various layout possibilities. The third floor features two bedrooms and access to the attic, revealing further potential for enhancement. Two cellars complete this property. Renovations are needed,

offering an opportunity to fully rethink and enhance the entire property, both the commercial areas, located in a strategic position in the heart of a dynamic town with high foot traffic and commercial potential. The town hosts two weekly markets, a popular tourist region, and numerous amenities: a primary school, and numerous shops. A property with many sought-after quality features, in the heart of a dynamic town. Seller's fees apply. [Listing ID: 1313SS] CLÉ DU BONHEUR

Commercial agent registered with the R.S.A.C Manosque under number: 842 641 441 Information on risks affecting this property is available on the Géorisques website <http://www.georisques.gouv.fr> Fees and charges :

