

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

27/01/2021



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 and residential areas, located in a strategic point of foot traffic and one of the most sought-after areas in the heart of a dynamic and popular tourist region. The town hosts two weekly markets, all amenities: grocery store, bakery, school, and numerous services, in the heart of a dynamic town. Seller's fees apply. [Listings by CLÉ DU BONHEUR Immobilier] 2.75.91.56 / 06.80.26.84.11. 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 :

