

291 000 €

**Maison de hameau for sale**

**3 rooms**

**Surface : 67 m<sup>2</sup>**

**Surface terrain : 266 m<sup>2</sup>**

**Eau chaude : Electrique**

**Indoor condition : new**

**Prestations :**

Bedroom on ground floor

2 bedroom

1 bathroom

1 shower

2 WC

**Classe énergie (dpe ancienne version) : D**

**Emission de gaz à effet de serre (ges ancienne version) : B**

Document non contractuel

28/04/2024 - Prix T.T.C



### Maison de hameau réf. 889V407M Peynier

Your Agents have the Heart offer you this completely renovated village house with its detached garden of 266m<sup>2</sup>.

On the ground floor, you will find a bedroom with bathroom and toilet, and two dressing rooms, overlooked by a magnificent stone vault.

Access to the house is via a staircase which leads to the first floor and serves an open kitchen with dining area and a pantry.

On the second floor, a bright living room thanks to its window, but also to all the floors which have a glazed part allowing light to enter on all floors.

Finally, the third floor consists of a second bedroom with its bathroom/wc.

A two-minute walk from the house, outside the village and in an agricultural area, you will enjoy a garden area of 266m<sup>2</sup> enclosed and sheltered from prying eyes.

This one has been fitted out with a beautiful wooden terrace, dry toilets and storage space. You will enjoy the calm at the foot of the scrubland.

The house was completely renovated in 2022, beautiful garden, charm of old and stone... This atypical freehold property is to be discovered without delay!



**Frais et charges :**

Vos Agents ont du Coeur - 5/7 avenue du Général de Gaulle - 13109 Simiane-Collongue

291 000 € honoraires d'agence inclus

Tél: +33 (0)4 42 94 45 48 - agentsducoeur@gmail.com

Document non contractuel - Barème de prix disponible sur notre site internet