

## 250 000 €

House for sale

4 rooms

Surface: 89 m<sup>2</sup>

Surface of the living space: 27 m<sup>2</sup>

Year of construction: 1968

Exposure : Sud Hot water : Gaz

Indoor condition: a refresh

Benefits:

double glazing

3 bedroom

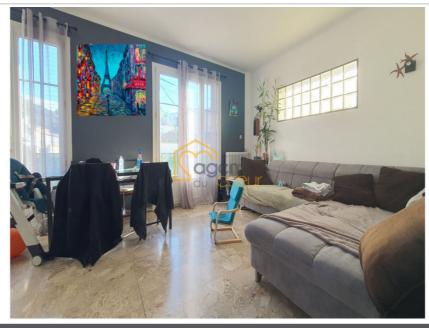
1 show er

2 WC

2 garage

Energy class (old measure): F

Climate class: F



## House ref. 804V974M Simiane-Collongue

Investor Special

In the village of Simiane, come and discover this village house of approximately 89m2 with double garage.

The house on 3 levels includes:

On the ground floor: 2 garages (27m2 and 23m2 with a car pit)

In R+1: 1 large living room of 27m2, facing south with a large balcony, 1 independent kitchen, 1 WC and an office.

In R+2: 3 large bedrooms with cupboards (including 2 with balconies), 1 bathroom with window, 1 WC and 1 storage cupboard giving access to the attic.

The property is sold rented €1,100/month until 03/30/2024.

For all information:

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