

385 000 €

Village house for sale

8 rooms

Surface : 188 m<sup>2</sup>

Hot water : Electrique

Indoor condition : good

Outdoor condition : good

Cover : tiles

Benefits :

double glazing

7 bedroom

1 bathroom

2 showers

3 WC

1 garage

1 cellar

Energy class (old measure) : C

Climate class : A

Document non contractuel

17/04/2024 - Prix T.T.C



### Village house ref. 804V743M Auriol

Leslie ROBARDET, Your agents have a heart offers you for sale this beautiful village house full of charm of 188m<sup>2</sup> in the city center of AURIOL on a pretty quiet square.

On the ground floor, a beautiful garage and a huge vaulted cellar and a small open courtyard giving a beautiful skylight.

On the first floor a T3 of 54.10m<sup>2</sup> and on the second floor a T3 of 58.30m<sup>2</sup> where only the kitchens remain to be installed.

On the 3rd and last floor, a magnificent T4 duplex of 75.25m<sup>2</sup> with very high ceilings.

Brightness and charm are the main assets of this rare property for sale.

PVC double glazing electric heating.

Electrical panels and water inlets are independent for each apartment.

Ideal investor or family project.

FOR MORE INFORMATION AT 0666632435



EI Leslie ROBARDET and your agents have heart registered under N° 853 595 569 RSAC DE MARSEILLE

Fees and charges :

385 000 € fees included