

AGENCE COULANGE

DEPUIS 1974

785 000 €

Buying house

6 rooms

Surface : 172 m²

Surface of the land : 738 m²

Year of construction : 1970

Exposition : Sud

View : Dégagée

Hot water : Gaz

Amenities :

Pool, Fireplace, Double Glazing, Calm

5 bedroom

2 terraces

2 bathrooms

1 shower

3 WC

1 garage

Legal information

785 000 € fees included

3,97% VAT of fees paid by the buyer

(755 000 € without fees), no current

procedure, information on the risks to which

this property is exposed is available on

georisques.gouv.fr



House 100 Roquefort-la-Bédoule

Functional spaces for this property comprising 2 dwellings on a plot of 738 m², located in the immediate vicinity of amenities... The layout of this property offers on the ground floor a 3-room apartment with a surface area of 78 m², with a living room, a separate fitted kitchen, two bedrooms, a shower room and two separate toilets. Upstairs, the 5-room apartment with a surface area of 110 m² opens onto a beautiful living space, a separate fitted kitchen, three bedrooms, an office space, two shower rooms and two separate toilets. The living spaces on each level are extended by beautiful terraces. Gardens can be created per accommodation in complete privacy... You benefit from a garage, a bicycle storage room, parking spaces, a recently completed facade renovation, double-glazed joinery, windows equipped with electric roller shutters. Enjoy an ideally located family property or rental income with these two independent dwellings and contact...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 2597 and 3513 € (reference year 2023)
Document non contractuel - 05/02/2025



TRANSACTION - LOCATION - GESTION

WWW.AGENCECOULANGE.COM

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28 Rue de la République - 83270 SAINT CYR SUR MER - 04 94 32 36 51

info@agencecoulange.com

SAS L'IMMOBILIER A LA CIOTAT : Au capital de 105.250,80 € Siret 417 660 180 23 R.C.S. Marseille B 417 660 180