

*Entre mer et montagne*

Estimer - Vendre  
Acheter - Louer



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**180 000 €**

**For sale village house**

**4 rooms**

**Surface : 81 m²**

**Surface of the living : 13 m²**

**Surface of the land : 762 m²**

**Year of construction : Avant 1948**

**Exposition : Sud**

**View : Montagne**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

Vue dégagée, Terrasse : 7 m², calm,  
double glazing, Toitures neuve, Equipée  
d'une installation domotique, Pièce  
d'habitation attenante à rénover : 17m²,  
Atelier : 10,07 m², Cave voutée : 16,55 m²,  
Cave : 21,20 m²

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

4 cellars

**Legal information**

180 000 €

Fees paid by the owner, no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



### Village house 36 Villars-sur-Var

Villars-sur-Var: 15 meters from free parking. Comfortable renovated village house of 81 m² Carrez law, not overlooked, new roof and south-facing terrace to enjoy the panoramic view over the village rooftops and the mountains. On the ground floor: A beautiful entrance hall with cupboards, separate wall-mounted toilet and bathroom. On the 1st floor: One bedroom, fitted kitchen with pellet stove communicating with bright living room opening onto the terrace. On the 2nd floor: Two bedrooms and a shower room with suspended toilet. Possibility of extending the living space by renovating an adjoining room of 17 m² and 3.5 m ceiling. A 16 m² vaulted cellar in the basement, a 21 m² storage room on the ground floor and a 10 m² workshop on the ground floor. A relaxing house with plenty of outbuildings for storage or various amenities. And a non-adjointing plot of land. For more information, photos or to arrange a visit, contact Cyril LHUILIER, manager of...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 680 and 970 € (reference year 2021)  
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