

# AGENCE COURRIN

F O N D É E E N 1 9 1 3

www.agencecourrin.fr

475 000 €

For sale house

3 rooms

Surface : 100 m²

Surface of the living : 23 m²

Surface of the land : 1131 m²

Year of construction : 1950

View : Jardin

Hot water : Gaz

Inner condition : to renovate

External condition : a refresh

Couverture : tiles

Features :

Bedroom on ground floor

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

5 parkings

## Legal information

475 000 €

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).



## House 1307 Peymeinade

Located in the Peymeinade sector, with optimal visibility, 60 meters of facade visible from the main road, single storey detached house of approximately 70m<sup>2</sup>, and approximately 30m<sup>2</sup> of annexes, with the possibility of raising it by 2 floors. It is composed of an entrance, living room, independent kitchen, two bedrooms, and bathroom. A garage and a studio complete this property. All on a flat plot of land of 1331m<sup>2</sup>, suitable for swimming pools. Possibility of collective building with a floor area of approximately 690m<sup>2</sup>. To see without delay! House offered EXCLUSIVELY by your real estate agency ORPI.

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F  
Estimated annual energy between 700 and 1000 € (reference year 2021)  
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