COLDWELL BANKER
EUROPA REALTY

House Bormes-les-Mimosas 121 m²



SALE PRICE : 575 000 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR

50 avenue Etienne Gola
France, 83820, Rayol-Canadel-sur-

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

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DESCRIPTION

Located in an intimate development of only 11 plots, this single-storey house in need of renovation enjoys a quiet and well-kept environment just a few steps from beaches accessible on foot. After refurbishment, it will become an ideal, pleasant and functional living space, comprising a large, bright living room with open-plan kitchen, two comfortable bedrooms, a bathroom and a separate toilet. An additional asset is the separate studio, perfect for accommodating family and friends or generating seasonal rental income. It comprises a living room with sleeping area and kitchenette, as well as a shower room with WC.
Outside, a south-west facing veranda opens onto a plot of land suitable for a swimming pool and which can be adapted to suit your needs. With low annual co-ownership charges, this house represents a rare opportunity in this highly sought-after area, for a main or seasonal residence.

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FEATURES

Property type:	House	Area:	121.17 m²	Property tax:	€1.00
Number of rooms:	4 rooms	Number of bedrooms:	2 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 104

Greenhouse gas emissions (GHG) index: A 3

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