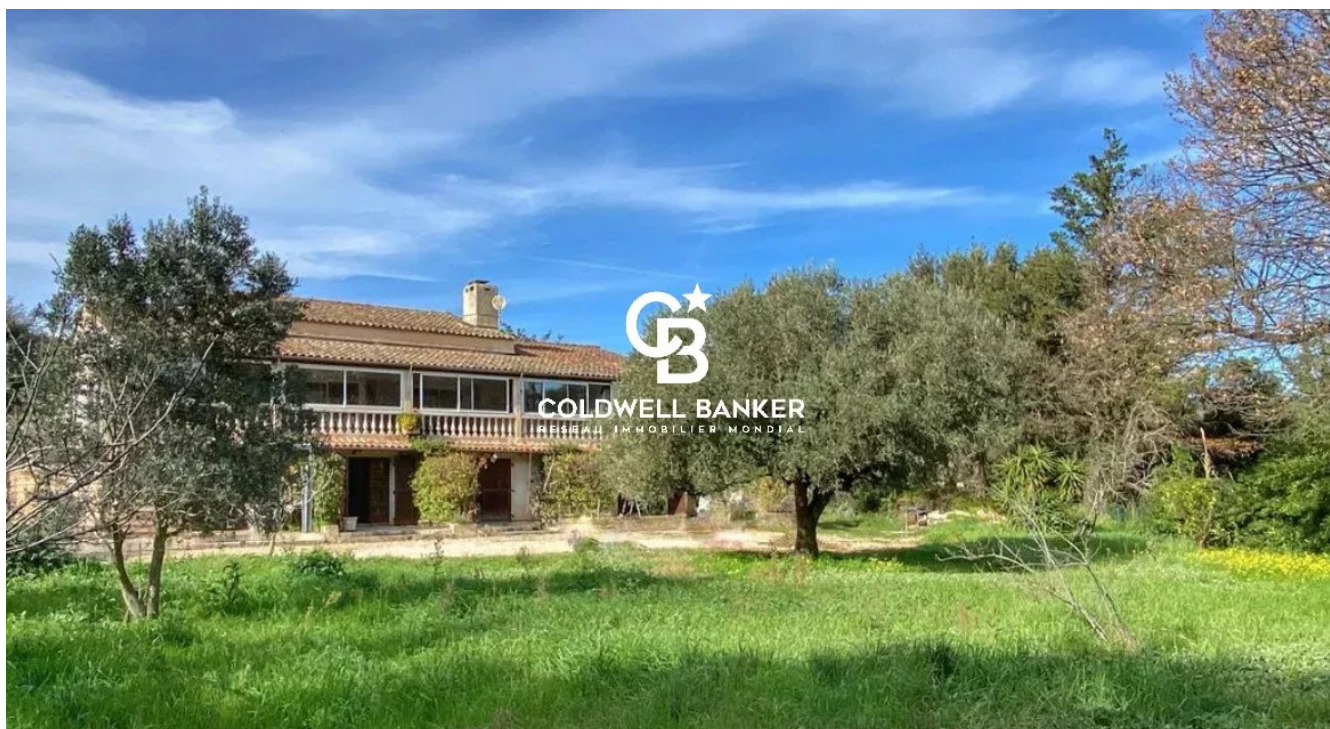


Maison Bormes-les-Mimosas 410 m<sup>2</sup>

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PRIX DE VENTE : 1 248 000 €

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EMAIL : [STBARTH.AZUR@COLDWELLBANKER.FR](mailto:STBARTH.AZUR@COLDWELLBANKER.FR)

## DESCRIPTION

In a quiet, privileged residential setting, discover this rare property comprising six flats, built on a 2,160 m<sup>2</sup> plot of enclosed land suitable for swimming pools.

The building has a total living area of 410 m<sup>2</sup>, in need of renovation. The garden level comprises four flats: two studio flats, one two-bedroom flat and one three-bedroom flat, each with its own terrace. Upstairs, there are two flats totalling 200 m<sup>2</sup>, one of which has a mezzanine floor and great potential for division to maximise rental income, as well as 90 m<sup>2</sup> of attic space that could be converted.

A large garage that doubles as a workshop provides parking for at least two vehicles.

All this in a leafy, unoverlooked setting with lovely, unobstructed views of the hills.

A property with great potential, ideal for a rental project, a second home to share, or a large family home after conversion.

## CARACTÉRISTIQUES

Type de bien : Maison Surface : 410.0 m<sup>2</sup> NB de pièces : 14 rooms

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 160

Indice d'émission de gaz à effet de serre (GES) : A 5

