

385 000 €

For sale house

5 rooms

Surface : 150 m<sup>2</sup>

Surface of the living : 34 m<sup>2</sup>

Surface of the land : 733 m<sup>2</sup>

Year of construction : 1991

Exposition : Est ouest

Hot water : Electrique

Inner condition : to modernize

External condition : good

Couverture : tiles

Features :

Climatisation, pool, fireplace, Bedroom on ground floor, double glazing, Automatic gate, Veranda, Laundry room

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

2 parkings

1 cellar

Legal information

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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 8881dv Les Arcs

Close to all amenities, traditional, functional house in very good condition. It has a living room opening onto a veranda, a kitchen with access to a summer kitchen terrace and the garden, a pantry, a bedroom and bathroom, an office, toilets and upstairs, a mezzanine, 3 bedrooms and a bathroom + wc. Garage and cellar. Above ground swimming pool with outdoor shower. Some modernization work to be planned. Low energy consumption The town of Arcs sur Argens is a charming medieval village offering all the infrastructures necessary for daily life, 5 minutes from the TGV station, and 30 minutes from Fréjus or Sainte Maxime, in a peaceful and attractive setting. Its privileged location and the exceptional condition of this house are the strength of this house which will become your main or secondary residence with a strong potential for appreciation, thanks to constant demand. Property offered by Valérie DUPAS - 07 83 55 08 57 - Commercial agent EI...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 950 and 1360 € (reference year 2021)  
Document non contractuel - 27/07/2024



Société d'exploitation de l'Agence Ferran – 24 avenue de la Gare 83720 TRANS en PROVENCE

RCS DRAGUIGNAN B 321 131 609 APE 6832A - FNAIM N° 5252 Montant du Capital social : 239584,30 €

Carte professionnelle portant les mentions : « Transactions sur immeubles et fonds de commerces, Gestion immobilière, Syndicde copropriété » numéro CPI 8302 2015 000 002 156 délivrée par la CCI du Var.

Numéro ORIAS : 24002286. Caisse de garantie : GALLIAN, 89 rue de la Boétie 75008 Paris, Client n° 110105 E Contrat n° GF0000001059.

RCP : COVEA RISKS N° 120137405 Numéro d'identification à la TVA : FR54321131609

Acceptant le règlement des sommes dues par chèques libellés à son nom en sa qualité de membre d'un centre de gestion agréé par l'administration fiscale