



House

CAVALAIRE SUR MER (83)

795 000 €



128 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

VERY RARE IN THE SECTOR!

Come and discover this very beautiful house with a surface area of approximately 128 m2 located in a very sought-after and quiet environment on a fenced plot of 1230 m2.

The house, on one level, is composed of:

- a living room
- a kitchen
- 3 bedrooms
- a bathroom
- a separate toilet
- a laundry room
- a very large cellar
- a carport.

A completely independent outbuilding with no screws opposite completes the house and is composed of:

- a living room with open kitchen
- 2 bedrooms, one of which is on the mezzanine
- a bathroom
- a separate toilet with hand basin.

The outbuilding offers a very good rental yield and is sold fully furnished. Two individual gates (including an electric gate) allow independent access to the 2 accommodations with outdoor parking spaces. The house and the outbuilding each have their own terrace area and private garden not overlooked.

The +:

- Swimming pool land
- SOUTH exposure!
- Large garden
- Open view
- Covered woodshed
- Large chalet of approximately 6 m2 for storing bicycles, tools, etc.
- Reversible air conditioning in the house and outbuilding
- 80 m deep well for supplying water in water throughout the garden.

The beach is 1 km away, 2 minutes by car, 2 minutes by bike or 10 minutes on foot! Not usual here! Everything is there! Hurry up! (Agency fees are included in the price displayed). Nombre de lots de la copropriété : 32, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 100€ soit 8€ par mois. Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,00% TTC du prix hors honoraires.

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).

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



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(83240)**

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 844343

Property type House

Year of construction 1986

Exposure South

View Vue dégagée, sur Montagne

Furnished Yes

SURFACES

Living space 128 m²

Surface Carrez Law 122.19 m²

Living room surface 20 m²

Land surface 1230 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 32

Condominium fees 8 €/mois

Share of expenses 100 €

COMPOSITION

Number of rooms 6

Number of bedrooms 4

Toilets count 2

Washrooms 2

Terrace 1

DPE/GES

DPE 110

GES 3

APPENDIX

Parking extérieur

Parking space 5

Cellar 1

Videophone Non

SERVICES

Air conditioning Yes

Heater climatisation réversible

Kitchen aménagée



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