



Detached house

PEYRUIS (04)

329 000 €*

* Agency fees to be paid by the seller



185 m²



9 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

PEYRUIS (04); Welcome to this charming house offering a living space of 185m², built on a fully enclosed plot of 500m². With two independent entrances and a layout over two levels, this property offers ideal versatility for generating rental income.

On the ground floor, a spacious, modern, bright, and traversing living room of 44 m² constitutes the heart of the house. The hallway distributes a beautiful modern kitchen, a pantry, two bedrooms, a bathroom, and a separate toilet. Additionally, convenient access to the garage, used as a workshop/laundry room, is available. An internal access also leads to the second level.

Upstairs, a living room of 30 m² with a 20 m² southeast-facing balcony provides an additional pleasant living space. The hallway also distributes a kitchen, three bedrooms with closets, a bathroom, and a separate toilet, thus offering all the necessary comfort for your daily life.

This property has undergone major renovations, including a new roof, internal insulation on the ground floor, double glazed windows with electric roller shutters and mosquito nets. An alarm system has also been installed, ensuring optimal comfort for the occupants.

Ideally located just 5 minutes from the A51 motorway interchange and near Sisteron, Manosque, Digne, and Forcalquier, Peyruis offers an attractive living environment with its schools, sports facilities, market, shops, and health services. Do not hesitate to discover this wonderful opportunity, located just a few steps from the village.

Welcome to the Alpes de Haute-Provence, where the sun shines 300 days a year.

Les honoraires sont à la charge du vendeur.

Logement à consommation énergétique excessive : classe F

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

Réseau Immobilier CAPIFRANCE - Votre agent commercial (RSAC N°883 357 725 - Greffe de MANOSQUE) Thomas ALEMANY Entrepreneur Individuel 06 87 33 41 98 - Plus d'informations sur le site de CAPIFRANCE (réf.851853)



Thomas ALEMANY

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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 851853

Property type Detached house

Year of construction 1962

Exposure S-E

Vie Vue dégagée, sur Jardin, sur Montagne, sur Toits

SURFACES

Living space 185 m²

Living room surface 44 m²

Land surface 500 m²

COMPOSITION

Number of rooms 9

Number of bedrooms 5

Number of bathrooms 2

Toilets count 2

Balcony 1

Terrace 1

DPE/GES

DPE 371

GES 12

APPENDIX

Parking extérieur

Parking space 3

Garage 1

Cellar 1

Videophone Non

SERVICES

Air conditioning Yes

Heater électricité économique

Heater climatisation réversible

Heater pompe à chaleur

Kitchen aménagée



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle