



## Village House With Sea View And Balcony



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 273,493.8

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Provence-Alpes-Côte d'Azur
Stadt:	Castellar
Postleitzahl:	06500
Veröffentlicht:	24.09.2024

### Beschreibung:

In the charming medieval village of Castellar, overlooking the Menton Bay, only 15 minutes drive from the sea, you will be seduced by this exquisite village house with balcony, in mint condition!

The house of approx 60m<sup>2</sup>, set on two levels, was recently renovated with high end materials. It offers a private entrance from the street with stairway to the upper living floor and the basement cellar.

The upper floor is composed of a large modern, fully equipped open kitchen and dining room, a bright living room with sea view and open fire place, a bedroom with balcony and sea view, an ensuite shower room, a separate toilet and a laundry corner.

Lovely interior design with beautiful floor tiles and finishing touch. Complete with built in heat and air condition by the ceiling.

The basement cellar has a separate exit to the back side of the house. Sold with a rental contract guaranteeing a €750/month income.

A little jewel to discover!

Reference: 85093348

Type: Village house

Living space: 60 m<sup>2</sup>

Number of rooms: 2



Property tax: 975 €

Energy - Conventional consumption 126 kWhEP/m<sup>2</sup>.year Rating C. 126 3

Energy - Emissions estimate 3 kg éqCO<sub>2</sub>/m<sup>2</sup>.year Rating A. 3

Entrance (3 m<sup>2</sup>)

Staircase

Living room (19 m<sup>2</sup>)

Bedroom (12 m<sup>2</sup>)

Shower room (5 m<sup>2</sup>)

WC (2 m<sup>2</sup>)

Laundry room

Cellar

Balcony (3 m<sup>2</sup>)

Features

Air-conditioning

Fireplace

Double glazing

Internet

Proximities:

Airport (45 minutes)

Highway (15 minutes)

Bus (200 meters)

City centre (15 minutes)

Shops (100 meters)

Train station (15 minutes)

Hospital (15 minutes)

Sea (15 minutes)

Beach (15 minutes)

Harbor (15 minutes)

Supermarket (15 minutes)

DPE carried out on: 2024-08-09

Low estimated amount of annual energy expenditure for standard use: 656 €

High estimated amount of annual energy expenditure for standard use: 888 €

Information on the risks to which this property is exposed is available on the Georisques website:

## Allgemein

Schlafzimmer:	1
Badezimmer:	1
Fertige m <sup>2</sup> :	60 m <sup>2</sup>
Grundstücksgröße:	3 m <sup>2</sup>

## Mietbedingungen



Verfügbar ab:

## **Zusätzliche Informationen**

URL der Website: [http://www.arkadia.com/PFYR-T195455/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T195455/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Kontaktinformation**

IMLIX ID: 1438-403631

