

200 000 €

## Buying house

Surface : 101 m<sup>2</sup>

**Exposition :** Sud ouest

**View :** Dégagée

**Hot water :** Electrique

**Inner condition :** A rénover

**External condition :** A rénover

**Couverture :** Tiling

## Features :

Deux unités de logements, Grande surface de Garages, Rendement locatif

3 bedroom

2 show ers

2 WC

4 garage

4 cellars

**Energy class (dpe) :** Not subject to epscs

**Emission of greenhouse gases (ges) :** Not subject to epscs

Document non contractuel

15/01/2025 - Prix T.T.C



## House Valderoure

Great opportunity for rental or personal investment, comprising two independent units. La Ferrière, a beautiful stone building with a total surface area of 272.20m<sup>2</sup>, including 88m<sup>2</sup> of garages divided into 4, as well as the possibility of increasing the potential living space with some renovations. The property consists of two very distinct housing units: a T2 and a T3 (which can be transformed into a T4). The building is located 15 minutes from many amenities as well as the famous Route Napoléon and close to the Taulane International Golf Course located at Logis du Pin. Amenities available 15 minutes away: Supermarket, Fruit and vegetable stall, Bar/Tobacco, numerous restaurants, 24/7 petrol station, bakery/pastry shop, etc. Only 30 minutes from Castellane, as well as the Gorges du Verdon. But also 40 minutes from Grasse, 1h15 from Cannes, 35 minutes from Gréolières les Neiges... Work to be planned: Roof, some electrical points, 4 windows, etc.

Quotes produced with local craftsmen, for a better projection of the project. Being a native of the region, I will be delighted to support you as best I can, do not hesitate to contact me by telephone for a better discussion on the project.

Fees and charges :



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