



# L'OPPORTUNITÉ

## Immobilière



Téléphone 06 20 56 28 66

lopportunite-immobiliere.com

210 000 €

### For sale house

**Exposition :** Est ouest

**View :** Jardin

### Features :

double glazing, calm

1 bedroom

1 bathroom

1 WC

1 parking

1 cellar

**Energy class (dpe) :** D

**Emission of greenhouse gases (ges) :** A



### House 157 Grambois

In Grambois 84, a charming "flower village" at the foot of the Lubéron, in a calm and rural environment, come and discover this renovated and fully fenced village house of 78 m<sup>2</sup>. As a main residence or available for rental in an area in high demand, it has on the ground floor a living room with kitchen, a bathroom with WC. Upstairs, a large room offering a beautiful view of the village can be used as a living room or bedroom. On the lower level, a second bedroom and a beautiful cellar. An exterior of 50 m<sup>2</sup> as well as a parking space complete this property. The electrical panel is new and the property has two new reversible air conditioning units under warranty. The house is connected to mains drainage. A building permit for an extension of 30 m<sup>2</sup> of footprint was granted in 2021. Ideal rental investment, primary or secondary in a region with high tourist attractiveness.

Fees and charges :

210 000 € fees included

Document non contractuel

17/09/2024 - Prix T.T.C



L'Opportunité Immobilière - 8 avenue Marie France - 06110 Le Cannet

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Document non contractuel - Barème de prix disponible sur notre site internet