

Salernes, 74 m 2-bedroom house with potential for extension on 3610 of building land

EXCLUSIVE

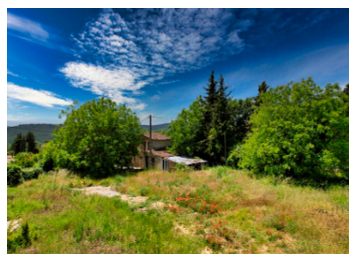


INFORMATION

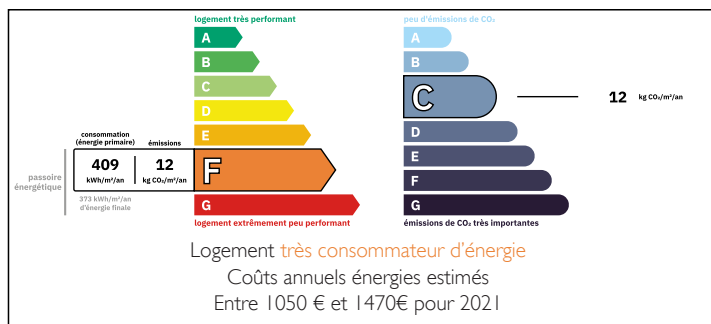
Town:	Salernes
Department:	Var
Bed:	2
Bath:	1
Floor:	74 m2
Plot Size:	3600 m2

IN BRIEF

74 m², 2-bedroom house on 3610 m² of building land. Located in the commune of Salernes, 30 km from the Gorges du Verdon, 1 hour from the Mediterranean coast and with easy access to the international airports of Marseille and Nice.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Discover this 74 m² building in Provence, ideal for those looking for an authentic, peaceful setting. This property comprises :

Living area: 74 m² (753 sq ft)

Internal layout :

Ground-floor: A living and dinning rooms, A kitchen and an atelier.

First floor: 2 bedrooms, A bathroom and A Wc.

The house is habitable, but needs some work to be comfortable.

Building plots

This property extends over building plots totalling 3600 m², offering excellent potential for extension projects or additional construction. Whether you wish to extend the existing building or develop new constructions, the possibilities are vast.

Key features

Authentic Provencal setting: Enjoy the tranquillity and natural beauty of Provence.

Expansion potential: The building plots offer opportunities for future projects.

Please contact us for more information or to arrange a viewing. This property is a rare opportunity for those wishing to settle in Provence and benefit from a space offering multiple development possibilities.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1827 EUR

Taxe habitation: EUR

NOTES