

281 000 €

**Buying house**

**4 rooms**

**Surface : 67 m²**

**Surface of the living : 31 m²**

**Surface of the land : 266 m²**

**Year of construction : 1900/2022**

**Exposition : Sud**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : new**

**External condition : good**

**Couverture : tiles**

**Features :**

Clôture, Double Glazing, Un jardin non  
attenant, Calm

2 bedrooms

1 bathroom

1 shower

2 WC

**Energy class (dpe) : D**

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

Document non contractuel

13/05/2024 - Prix T.T.C



## House 23093 Peynier

Peynier - 13790 - Your agency offers for sale this completely renovated village house with its detached garden of approximately 266m². On the ground floor, you will find a bedroom with bathroom and toilet, and two dressing rooms, overlooked by a magnificent stone vault. Access to the house is via a staircase which leads to the first floor and leads to an open kitchen with dining area and a pantry. On the second floor, a bright living room thanks to its window, but also all the floors have a glazed part allowing light to enter on all floors. Finally, the third floor consists of a second bedroom with its bathroom/wc. two minutes walk from the house, outside the village and in an agricultural area, you will appreciate this garden space of approximately 266m² enclosed and out of sight. Equipped with a beautiful wooden terrace, dry toilets and storage space, you will enjoy the peace and quiet at the foot of the warren. Completely renovated in 2022, beautiful garden, charm of old and stone, this atypical freehold property is to be discovered without delay. This sheet is extracted from the AMEPI file of which the agency is a member. The agency is thus authorized to carry out its activity in relation with the agency holding the mandate, at no additional cost to the buyer. "Information on the risks to which this

