



# Angélique Agency

www.angeliqueagency.com

Vente & Achat  
Location & Estimation  
T. 09 81 33 21 94

206 000 €

For sale maison de village

4 rooms

Surface : 68 m²

Surface of the living : 28 m²

Exposition : Sud

Hot water : Electrique

Inner condition : Bon

External condition : Bon

Couverture : Tuiles

Features :

Cheminée, Double vitrage, Buanderie,  
Calme

3 bedroom

1 bathroom

1 WC

1 cellar

#### Legal information

206 000 €

Fees paid by the owner, well  
condominium(4 lots in the condominium),  
annual current expenses 180 €  
(15 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Maison de village 22 Coursegoules

Coursegoules, a village situated at 1100 m altitude, offers a view over the Mediterranean, Nestled in a natural setting, in absolute tranquility, enriched with numerous narrow streets, carved lintels, vaults, porches, this 68 m² stone village house will charm you with its authenticity, combining exposed beams and stone. A fully equipped kitchen opens onto a 28 m² living room with a wood stove, perfect for cozy winter evenings with family. One ground-floor bedroom with parquet flooring. A bathroom (with shower, sink). Upstairs, two bedrooms (with parquet), a laundry room, and a dressing room. Close to all amenities within walking distance: restaurants, hiking trails... A great rental investment Double glazing and a cellar enhance this property. Property tax: 378 Euros/year

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
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