



**Price on request**

**For sale house**

**6 rooms**

**Surface : 163 m<sup>2</sup>**

**Surface of the land : 316 m<sup>2</sup>**

**Year of construction : 1920**

**Exposition : Sud ouest**

**View : Citadine**

**Inner condition : to renovate**

**External condition : to renovate**

**Features :**

Bedroom on ground floor

2 bedroom

1 bathroom

1 WC

1 parking



## House 3974 Opio

Old house dating back to the 1920s with a small garden, converted into a carpentry workshop in the 1960s. Total usable area of 163 m<sup>2</sup>, including 91 m<sup>2</sup> of outbuildings, broken down as follows: - On the ground floor: Entrance with staircase – workshop with a ceiling height of 3.14 m – rear workshop – room – kitchen – shower room with toilet. - Upstairs: 2 bedrooms – 1 room with access to a large room (ceiling height: 2.74 m). The entire property requires complete renovation. Information on the risks this property is exposed to can be found on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr). Fees payable by the seller.

**Fees and charges :**

Document non contractuel

08/01/2026 - Prix T.T.C

