

**569 000 €**

**For sale house**

**7 rooms**

**Surface : 176 m²**

**Surface of the living : 38 m²**

**Surface of the land : 6972 m²**

**Year of construction : 1980**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : to modernize**

**External condition : good**

**Couverture : tiles**

**Features :**

Bedroom on ground floor, double glazing,  
calm, Laundry room

5 bedroom

1 terrace

2 showers

2 WC

1 garage

5 parkings

1 cellar

**Legal information**

569 000 €

Fees paid by the owner, no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



**House 9234 Les Arcs**

This 176 m² house is nestled on a plot of nearly 7,000 m² and is perfect for nature lovers seeking tranquility while being just 10 minutes from the TGV train station and city amenities. It will also charm you with its spacious rooms, quality construction, brightness, and practical layout. On the ground floor, you'll find a living room and kitchen opening onto a terrace and garden, 3 bedrooms, a shower room, and a toilet. Upstairs, there is a mezzanine that can serve as a bedroom or office, 2 additional bedrooms, and a shower room with a toilet. A garage and a carport provide parking and storage, along with a large parking area. The land is flat, wooded, and suitable for a swimming pool. Property offered by Valérie DUPAS - 07 83 55 08 57 - El commercial agent no. 89260468700012 RSAC Fréjus no. 892604687 Information about the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 2590 and 3550 € (reference year 2023)  
Document non contractuel - 21/11/2025



Société d'exploitation de l'Agence Ferran – 24 avenue de la Gare 83720 TRANS en PROVENCE

RCS DRAGUIGNAN B 321 131 609 APE 6832A - FNAIM N° 5252 Montant du Capital social : 239584,30 €

Carte professionnelle portant les mentions : « Transactions sur immeubles et fonds de commerces, Gestion immobilière, Syndic de copropriété » numéro CPI 8302 2015 000 002 156 délivrée par la CCI du Var.

Numéro ORIAS : 24002286. Caisse de garantie : GALLIAN, 89 rue de la Boétie 75008 Paris, Client n° 110105 E Contrat n° GF0000001059.

RCP : COVEA RISKS N° 120137405 Numéro d'identification à la TVA : FR54321131609

Acceptant le règlement des sommes dues par chèques libellés à son nom en sa qualité de membre d'un centre de gestion agréé par l'administration fiscale