

575 000 €

Contact agency

Scandimmo

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For sale villa

4 rooms

Surface : 104 m<sup>2</sup>

Surface of the land : 1982 m<sup>2</sup>

View : Panoramique

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Features :

POOL, CALM, AIR CONDITIONING, Walking distance to shops, double glazing, No opposite

2 bedroom

4 terraces

1 bathroom

1 shower

2 WC

3 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

18/07/2024 - Prix T.T.C



### Villa 794 Carcès

Magnificent property with breathtaking views close to a pretty Provençal village! Are you looking for a house in great condition, within walking distance of all amenities, with a large swimming pool and absolutely fantastic views? Then this house in Carcès is probably made for you. The garden of 1982m<sup>2</sup> is very cosy with its terraces and relaxation areas. Around the pool there is a large terrace in addition to the one in front of the living room, where a pergola provides shade on hot summer days. Easy to set up a summer kitchen. From the swimming pool area, you can enjoy outdoor living all year round with the village of Carcès on the horizon. The olive trees in the garden help to create a pleasant Provençal atmosphere. The house was partly renovated between 2016-2019 (electrical system, roof, the house was opened up and has large bright rooms, a 10 x 4.5 m swimming pool). The entrance is on the garden level, and on this level there is an office area and a large bedroom with access to a private terrace, and a private bathroom with shower and WC. A few steps higher: a beautiful and bright living room with open kitchen and access to the terrace under the pergola and the swimming pool. Good height under the ceiling. A dining area - or working area - has been installed in front of large glass doors which open onto another terrace. There is also a small spare bedroom here. Upstairs is a large bedroom with bathroom with bathtub and toilet.

The property is located in a quiet and pleasant residential area within walking distance of the village. It is a Provençal village with a market every Saturday. It is approximately 10 minutes from the motorway and 1 hour from the airport. Fees and charges are included in the price. Scandimmo is at the responsibility of the seller.

