

346 500 €

**Contact agency**

**Agence de la basilique**

10 Avenue Albert 1er

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**For sale house**

**3 rooms**

**Surface : 60 m<sup>2</sup>**

**Surface of the land : 2632 m<sup>2</sup>**

**Year of construction : 1975**

**Exposition : Est ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : a refresh**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Bedroom on ground floor, Double vitrage (SURVITRAGE)

2 bedroom

1 shower

1 WC

1 garage

1 parking

**Energy class (dpe) : F**

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



**House 495 Saint-Maximin-la-Sainte-Baume**

EXCLUSIVE SAINT MAXIMIN LA SAINTE BAUME, HOUSE WITH GREAT POTENTIAL IN ABSOLUTE PEACE AND QUIET Located in one of the most beautiful areas of the town, peaceful and surrounded by nature, come and discover this charming traditional house, offering great potential. It has a plot of more than 2600 m<sup>2</sup> with an independent garage of 16 m<sup>2</sup>... The house has a pleasant terrace of 10 m<sup>2</sup> and a living area of approximately 60 m<sup>2</sup> with a beautiful living room and its fireplace, two bedrooms, a separate equipped kitchen as well as a bathroom with walk-in shower and toilet. It benefits from a concrete ceiling, on which it is possible to build an extension... Possible extension according to the town planning rules in force in the EU zone (on a plot of this surface, we can build 130 m<sup>2</sup> gross and 30% on the upper floor: the existing floor area must be deducted)

Fees and charges :

346 500 € fees included

Document non contractuel

