

499 000 €

Contact agency  
Agence Ferran

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For sale house  
4 rooms  
Surface : 154 m<sup>2</sup>

Surface of the land : 6500 m<sup>2</sup>  
Year of construction : 1950  
View : Campagne  
Hot water : Thermodynamique  
Inner condition : GOOD  
External condition : a refresh

**Features :**

AIR CONDITIONING, POOL, fireplace,  
Bedroom on ground floor, double glazing,  
Automatic gate, workshop, CALM,  
Laundry room

2 bedroom  
2 terraces  
1 bathroom  
1 shower  
2 WC  
1 garage  
1 cellar

**Energy class (dpe) :** C

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

Document non contractuel  
15/01/2025 - Prix T.T.C



### House 9018EWew Trans-en-Provence

Nature lovers, you will be seduced by this property. Its quiet environment allows you to enjoy the outdoors while being close to the center of the village of Trans-en-Provence and its main roads. The maret has been completely renovated and offers approximately 120m<sup>2</sup> of living space, it preserves the authenticity of the old with its exposed beams, its tiles, its parquet flooring, its sloped ceiling...while offering modern comfort (reversible air conditioning, double glazing, wood insert with distributor, electricity up to standards, insulation, automatic gate, swimming pool, softener, drilling and town water, etc.). The ground floor has a fitted/equipped kitchen with its dining area, a laundry pantry, a living room opening onto a terrace, a 2nd living room with access to the 1st floor, a bedroom, a bathroom and a separate toilet. On the 1st floor, a master suite (shower room/wc). The outbuildings offer multiple possibilities, an adjoining garage/workshop of approx. 50m<sup>2</sup> with water, electricity and window, a large cellar and 40m<sup>2</sup> at the bottom of the garden. The fenced plot of 6220m<sup>2</sup> accommodates a swimming pool with surrounding terrace and various fruit trees (apricot, plum, fig, apple, peach, etc.). To visit quickly. Emilie WALASZCZYK - Commercial agent registered with the RSAC of DRAGUIGNAN under number 535 187 009 - Information on the risks to which this property is exposed is available on the Géosphères website

<http://www.geospheres.com/fr>

