

300 000 €

Contact agency

Agence AVLC

32 route de la Crau

13200 Arles

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For sale house

4 rooms

Surface : 81 m<sup>2</sup>

Surface of the living : 24 m<sup>2</sup>

Surface of the land : 402 m<sup>2</sup>

Year of construction : 1958

Exposition : Sud

View : Citadine

Hot water : Electrique

Inner condition : to modernize

External condition : GOOD

Couverture : tiling

Features :

Bedroom on ground floor, double glazing,  
CALM

3 bedroom

1 shower

1 WC

1 garage

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

31/01/2025 - Prix T.T.C



## House 278 Arles

The AVLC agency offers you this charming single-storey villa in the residential district of Monplaisir. It consists of an entrance hall, a separate fitted kitchen, a living room with reversible air conditioning. Three bedrooms, a shower room and separate toilet. The whole has a total surface area of 81 m<sup>2</sup>. You will also find a garage. This property was renovated in 2004 (floor, plumbing, electricity). Heating and hot water are provided by a heat pump installed in 2021. The insulation was also redone in 2021. In addition, you will have the possibility of creating an additional room. Close to the city center, schools and all amenities, you can enjoy a relaxing and pleasant living environment. The land has an area of 402 m<sup>2</sup>, possibility of installing a small swimming pool.

Fees and charges :

300 000 € agency fees 3,87% à the responsibility of the buyer included

