

435 750 €

Contact agency

La Provençale Gardanne

21 boulevard de la république

13120 Gardanne

04 42 22 20 20 / gardanne@la-provence.net

For sale house

5 rooms

Surface : 145 m<sup>2</sup>

Surface of the living : 65 m<sup>2</sup>

Surface of the land : 1704 m<sup>2</sup>

Exposition : Sud est

View : Campagne

Hot water : Electrique

Inner condition : excellent

External condition : a refresh

Couverture : tiling

Features :

double glazing, AIR CONDITIONING, wood stove

3 bedroom

1 bathroom

1 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

27/07/2024 - Prix T.T.C



## House G24052 Fuveau

FUVEAU - 13710 - Your agency La Provençale offers for sale close to all amenities, this beautiful T5 house of approximately 145 m<sup>2</sup>. It consists on the ground floor of a large living room of almost 65m<sup>2</sup>, facing South-East, with its American kitchen. Upstairs you will find three beautiful attic bedrooms with a bathroom to finish. On the garden level, a room serving as an office, a bathroom and a large garage complete the property. Outside, you will benefit from a large wooded area, with its 2 beautiful plane trees as well as 3 sheds. The house offers great amenities: reversible air conditioning, water from the Provence Canal, wood stove, insulation and completely redone roof, new septic tank. Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)

Fees and charges :

435 750 € fees included

