

731 500 €

**Contact agency**

**Saint Jean de Malte - Fuveau**

6 cours victor leydet

13710 Fuveau

04 42 53 14 54 / fuveau@saintjeandemalte.fr

**For sale house**

**5 rooms**

**Surface : 140 m<sup>2</sup>**

**Surface of the land : 1975 m<sup>2</sup>**

**Year of construction : 1972**

**Exposition : Sud**

**Inner condition : travaux à prévoir**

**Features :**

POOL, fireplace, ALARM, double glazing, 4 stationnements extérieurs, 2 parkings en box

3 bedroom

2 terraces

1 bathroom

1 WC

6 parkings

Document non contractuel

25/04/2025 - Prix T.T.C



**House P24177 Gréasque**

Gréasque "13850 " - exclusive: located in a quiet and wooded environment, at the end of a cul-de-sac, this type 6 house of approximately 140 m<sup>2</sup> of living space will seduce you with its potential and generous volumes. Built in 1972, it benefited from an extension of approximately 50 m<sup>2</sup> in the 1980s. It rests on a full basement equivalent to the living area, including two large garages of 50 m<sup>2</sup> and 90 m<sup>2</sup>, ideal for parking, storage or setting up a workspace. Upstairs, the house offers an entrance hall, an office, a kitchen open to the dining room, a living room with fireplace enhanced by a mezzanine, three bedrooms, a bathroom and a separate toilet. The attic, accessible from the mezzanine, is mansard-roofed and rests on a concrete slab, allowing for future development. The registered plot of land with a total area of 1975 m<sup>2</sup>, including approximately 1,700 m<sup>2</sup> of usable land excluding right of way, is fully enclosed, planted with trees, and enjoys a beautiful southern exposure. It houses a traditional 10x5 meter swimming pool. The property is equipped with double-glazed PVC and aluminum joinery, oil-fired heating supplemented by a blower system via the fireplace, an alarm, and city water. Sanitation is via a septic tank, with the possibility of connecting to the mains drainage system. This detached house, outside a subdivision, offers a peaceful setting while remaining close to amenities.

Fees and charges :

