

579 000 €

Contact agency

Capital Provence Immobilier

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For sale house

5 rooms

Surface : 110 m²

Surface of the land : 405 m²

Exposition : Plein sud

View : Panoramique

Hot water : Electrique

Features :

Bedroom on ground floor, double glazing,
Automatic Watering, CALM

3 bedroom

2 showers

2 WC

1 garage

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

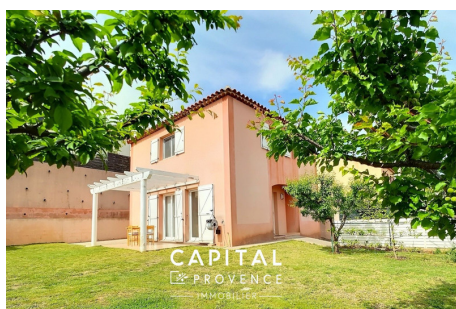
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18/07/2024 - Prix T.T.C



House 2022008 Plan-de-Cuques

Plan de Cuques – 13380 – Type 5 house of 110 m² – Garden with trees - garage+parking. Panoramic view, absolute calm and “turnkey” for this type 5 house of approximately 110m², located in Plan de Cuques. It consists on the main plan of a living-dining room, a separate kitchen (easily opening onto the living room), a master suite with shower room, a separate toilet, storage, a laundry area. All these rooms give access to the south-facing exterior, the solarium terrace with pergola, the rear terrace and a garden with trees. Upstairs, 3 bedrooms (19m² - 14m² - 9m²), a bathroom and a separate toilet. Outside, on a plot of 405m², the residential tranquility of the neighborhood invites you to enjoy the landscaped garden, combining fruit trees, vegetable garden and grassy area. The plot is swimming pool. The whole is completed by a closed garage of 13m² and a parking space on the plot. Particularly well maintained, of semi-recent construction (2005 house), on a 1m20 crawl space (which can be used as a cellar), connected to mains drainage, the house has double-glazed PVC windows, a painting electricity to standards and heating by reversible air conditioning in the majority of rooms. A large capacity electric tank (300 litres) produces hot water. Connected to the fiber, several rooms have an ethernet socket. An existing but unused conduit will allow the possible connection of a fireplace or a stove. In the garden, automatic watering is installed, as well as eyes at the feet of the fruit trees. The advantages of this



579 000 € fees included