

438 000 €

Contact agency

Agence Ferran

83720 Trans En Provence

04 98 10 63 20 / agenceferran@gmail.com

For sale villa

4 rooms

Surface : 160 m<sup>2</sup>

Surface of the land : 1500 m<sup>2</sup>

Year of construction : 2003

Exposition : Sud ouest

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

AIR CONDITIONING, POOL, fireplace,

Bedroom on ground floor

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

10 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

16/08/2024 - Prix T.T.C



Villa 8887EW Trans-en-Provence

Spacious Provençal villa of approx. 160m<sup>2</sup> type 4 on a plot of 1500m<sup>2</sup>. Come and discover this traditional villa which offers numerous relaxation areas. On the ground floor, its entrance hall leads to a living space of 55m<sup>2</sup> with a fitted/equipped kitchen, a living/dining room with a fireplace and reversible air conditioning. Then two adjoining verandas (20.46m<sup>2</sup> and 22.41m<sup>2</sup>) which you will use according to your needs and desires!! The sleeping area offers two bedrooms with wardrobes and direct access to the swimming pool area, a bathroom/shower, a laundry room and a WC. Finally, seduction guaranteed upstairs, with its 55m<sup>2</sup> master suite with shower room/WC, reversible air conditioning and its triple exposure! Its terraced land accommodates a traditional swimming pool (8x4) and its terrace, and 4 open outbuildings to be remodeled according to your needs (22.6m<sup>2</sup>, 28.34m<sup>2</sup>, 11m<sup>2</sup> and 12.21m<sup>2</sup>). Great potential. To visit quickly... Property proposed by Emilie WALASZCZYK - 0681648411-El commercial agent n°53518700900019 RSAC of DRAGUIGNAN n°535 187 009-Information on the risks to which this property is exposed is available on the Géorisks website <http://www.georisks.gouv.fr>

Fees and charges :

438 000 € fees included

