

268 250 €

**Contact agency**

**La Provençale Gardanne**

21 boulevard de la république

13120 Gardanne

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

**For sale townhouse**

**7 rooms**

**Surface : 165 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Year of construction : 1850**

**Exposition : Est**

**View : Citadine**

**Hot water : Gaz**

**Inner condition : a refresh**

**External condition : GOOD**

**Couverture : tiling**

4 bedroom

1 bathroom

1 shower

2 WC

1 garage

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

28/07/2024 - Prix T.T.C



## Townhouse G23073 Eyragues

Eyragues 13630 - Your agency La Provençale this large stone town house, built in 1850, of approximately 165 m<sup>2</sup> + 32m<sup>2</sup> garage in the heart of the village of Eyragues, ideally located at the foot of the Alpilles and 10 minutes from Saint Rémy de Provence . The house consists of a large entrance, a double living room of almost 40m<sup>2</sup> (formerly a shop overlooking the street), a dining room with kitchen, a utility room, a bathroom. water refurbished, a laundry room and an adjoining garage. Upstairs you will find 3 large bedrooms, a potential 4th bedroom (now storage space) and a bathroom. A courtyard and nearly 50m<sup>2</sup> of attic space to convert complete the property. Updating work is to be expected for this house full of potential, ideal rental or tourism investment. 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 :  
268 250 € fees included

