

470 000 €

Contact agency

TOURV'IMMO

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For sale villa

6 rooms

Surface : 195 m<sup>2</sup>

Surface of the living : 33 m<sup>2</sup>

Surface of the land : 12000 m<sup>2</sup>

Year of construction : 1979

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

Features :

POOL, pool house, fireplace, Bedroom on ground floor, double glazing, AIR CONDITIONING, CALM

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

17/08/2024 - Prix T.T.C



## Villa 2165 Tourves

Located in the green hills of the beautiful Provencal village of Tourves, and 2 km from the city center, the Tourv'immobilier agency offers you this beautiful maintained property, spread over a plot of 12,000 m<sup>2</sup>, in a natural area, with a building of approximately 195 m<sup>2</sup> in total and 115 m<sup>2</sup> of living space on 3 levels. The property is organized as follows: The house, built in 1979, offers us on the ground floor, two verandas, a living room of more than 33 m<sup>2</sup> with insert fireplace and terrace access, an independent kitchen equipped with more than 7 m<sup>2</sup>, two bedrooms including a master suite. of more than 13 m<sup>2</sup> with a bathroom equipped with a WC of nearly 10 m<sup>2</sup>. The second bedroom, with reversible air conditioning and a closet, measures more than 9.5 m<sup>2</sup>. On the 1st floor is an attic children's room of more than 31 m<sup>2</sup> on the ground, equipped with reversible air conditioning. In the basement, with independent access below the main house, and adjoining, you will find an outbuilding consisting of two rooms of 21 and 18 m<sup>2</sup>, ideal for welcoming friends or guests. Outside, the whole meaning of this residence takes shape, with full equipment, adapted to our generous climate. You will enjoy a swimming pool of 10m x 4m, heated and treated with bromine and its outdoor shower also heated. As well as an appreciable summer kitchen equipped with barbecue, pizza oven and gas cooker. A wood shed completes this refreshing and pleasant residence. About 5,000 m<sup>2</sup> of the plot is fenced, around the house.



fees and charges .

470 000 € fees included

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