

490 000 €

**Contact agency**

**Cabinet Le Seuil Immobilier**

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**For sale house**

**6 rooms**

**Surface : 120 m<sup>2</sup>**

**Surface of the living : 29 m<sup>2</sup>**

**Surface of the land : 4190 m<sup>2</sup>**

**Year of construction : 1981**

**Exposition : Sud nord**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, fireplace, Bedroom on ground floor, double glazing, Laundry room, CALM

4 bedroom

2 terraces

2 bathrooms

2 WC

1 garage

10 parkings

**Energy class (dpe) : D**

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

Document non contractuel



### House 2116 Viens

A superb detached villa, built in 1981, awaits you in the Viens countryside. Bathed in southern light and nestled in a green setting, this residence offers a soothing view of the surrounding countryside. The 120 m<sup>2</sup> house has one floor offering a spacious living room of 29 m<sup>2</sup>, a fitted independent kitchen and four comfortable bedrooms, ideal for a family looking for a new home. The accommodation also has two bathrooms, two toilets and a laundry room for your comfort. Equipped with quality services, this property includes a magnificent swimming pool, a fireplace for your winter evenings, a bedroom on one level, double glazing and a large parking space that can accommodate up to ten vehicles. On the 4190 m<sup>2</sup> plot, you will have two terraces for moments of outdoor relaxation. In addition, the property is in good condition with an electric heating system and electric hot water. A sanitation system via a septic tank is also in place. Come discover this rare pearl in a haven of peace! Real estate in Viens, postal code 84750, offers many advantages when purchasing a home. The region is characterized by its authentic charm, with old properties which have retained their original character and beauty. In addition, this area enjoys a privileged geographical location in the Luberon, offering idyllic natural landscapes. The real estate market in Viens is also stable and promises a safe investment. Local infrastructure is robust, with essential services and quality educational establishments. The Mediterranean climate, with its hot summers and

