

997 500 €

**Contact agency**

**Anne Colson Immobilier**

Carraire de Vaumartin

13650 Meyrargues

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**For sale house**

**6 rooms**

**Surface : 201 m<sup>2</sup>**

**Surface of the living : 42 m<sup>2</sup>**

**Surface of the land : 2636 m<sup>2</sup>**

**Year of construction : 1968**

**Exposition : Sud**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : a refresh**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, pool house, beautiful view ,  
fireplace, double glazing, Automatic  
Watering, Laundry room, Automatic gate,  
CALM

**Energy class (dpe) : D**

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

Document non contractuel



### House 171 Meyrargues

Exclusively, Meyrargues, in a beautiful Provencal village in full development, very beautiful traditional house of approximately 210 m<sup>2</sup> with swimming pool, residential, wooded and calm environment. The house benefits from a very large reception room with cathedral ceiling and a majestic fireplace, a spacious mezzanine spare bedroom or television corner, the kitchen is open to the living room and gives access to the shaded terrace in summer. Very bright space thanks to the numerous openings and view of the swimming pool and the garden. On this level, you will also find the entrance hall serving the sleeping area with two large bedrooms with cupboards, a bathroom, a toilet and a laundry room. Upstairs, two bedrooms, a shower room, and a toilet. On the garden level, a spacious bedroom with large dressing room and a bathroom with walk-in shower. Cellar, very large garage, shelter for two cars and old horse box. Beautiful 11x6 m swimming pool, automatic watering with water from a borehole, wooded garden. Close to shops, buses and motorway access. Great potential, see it without delay! Price: 850,000 euros including fees payable by purchasers 4.93% including tax (price excluding fees 810,000 euros) Contact: Anne Colson 06 60 68 62 58

Fees and charges :

997 500 € agency fees 4,76% à the responsibility of the buyer included

