

449 000 €

Contact agency

à la bonne porte

19 cours mirabeau

13100 Aix-en-Provence

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For sale house

11 rooms

Surface : 278 m<sup>2</sup>

Surface of the land : 10878 m<sup>2</sup>

Exposition : Sud

View : Montagne

Hot water : Electrique

External condition : GOOD

Features :

POOL, Installation photovoltaïque, wood stove, double glazing, CALM, AIR CONDITIONING

7 bedroom

3 terraces

3 showers

4 WC

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

24/11/2024 - Prix T.T.C



## House 162 Sougraigne

HOUSE/ COTTAGE IN FULL NATURE AND BY THE RIVER Located in the charming town of Sougraigne (11190), this house benefits from a peaceful and green environment, ideal for nature lovers. The village offers a pleasant living environment with its picturesque landscapes, while remaining close to essential amenities such as schools. In addition, the region is renowned for its outdoor activities and its many tourist sites to discover. Discover this atypical property which is composed as follows : A first single-storey house composed of a living room with kitchen area, a bedroom with dressing room and mezzanine, a bedroom with built-in cupboard, a bathroom, a toilet and an office /cellar. The main house has a photovoltaic installation with an annual report of €2500 to €3000. As an extension of the house, there is a studio of approximately 30M<sup>2</sup> made up of a living room, a bedroom and a bathroom with toilet. The cottage consists of a main entrance, leading to a kitchen, a dining room with wood stove, a bathroom with toilet. Upstairs of the cottage there are 4 bedrooms and a bathroom. Finally, an indoor swimming pool is located a few steps from the cottage. This place is ideal for retreats, a tourist project or simply for a large family.

Fees and charges :

449 000 € fees included

