

439 000 €

Buying villa

4 rooms

Surface : 90 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Surface of the land : 401 m<sup>2</sup>

Year of construction : 1984

Exposition : Est ouest

View : Jardin

Inner condition : A moderniser

Features :

double glazing

3 bedroom

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

18/10/2024 - Prix T.T.C



## Villa 2737 Pégomas

In a secure area just a few steps from the center of Pégomas, discover this charming semi-detached villa on one side, in Provencal style. It offers generous volumes and an optimized layout for ideal living comfort. The bright 30 m<sup>2</sup> living room is perfect for your moments with family or friends, accompanied by a separate kitchen and a toilet with shower. Upstairs, you will find 3 bedrooms with cupboards, a bathroom and a toilet. The 16 m<sup>2</sup> garage with mezzanine adds additional storage space. Enjoy a pleasant view of the surrounding hills from a beautiful flat plot of approximately 400 m<sup>2</sup>, planted with multiple species of fruit trees, magnolias and mimosas, offering a green setting in the heart of the village. An update is expected to reveal its full potential. Equipment: double glazing, PVC shutters, collective sanitation.

Fees and charges :

439 000 € fees included

