

**525 000 €**

**House for sale**

**4 rooms**

**Surface : 103 m²**

**Surface of the living space : 40 m²**

**Surface of the land : 1000 m²**

**Year of construction : 1990**

**Exposure : Sud**

**Indoor condition : a refresh**

**Benefits :**

double glazing, 2 parkings en box, air conditioning

3 bedroom

1 terrace

1 shower

1 WC

2 garage

**Energy class (old measure) : D**

**Climate class : B**

Document non contractuel

03/05/2025 - Prix T.T.C



**House ref. 889V1507M Puylobier**

**13114 PUYLOUBIER-**

At the foot of the Sainte Victoire, I offer you exclusively a villa composed of 4 rooms facing SOUTH / EAST with double garage, on an enclosed plot of approximately 900m2.

This house includes a large living room with high ceilings, fireplace insert and reversible air conditioning, opening onto a semi-covered terrace.

Separate, fitted and semi-equipped kitchen with storeroom access to garage.

Mezzanine.

A bathroom with shower and bathtub.

Villa secured by an electric gate, pétanque ground. A refurbishment is to be expected.

Fees and charges :

525 000 € fees included

