



399 000 €

**Buying house**

**4 rooms**

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

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

**Surface of the land : 1220 m<sup>2</sup>**

**Year of construction : 1992**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : a refresh**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Terrasse, double glazing, Vide sanitaire, Bedroom on ground floor, calm

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

2 parkings

**Energy class (dpe) : C**

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

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27/07/2024 - Prix T.T.C



**House Ref. : 793V1965M Pourrières**

POURRIERES - 83910 - Your La Provençale agency invites you to discover this charming house of approximately 123m<sup>2</sup>, offering a pleasant atmosphere and lots of potential. It is ideally located in a peaceful residential area, while enjoying proximity to amenities and the village center. This spacious house has three bedrooms on the ground floor, each with their own built-in wardrobes. The open living room with its cathedral ceiling creates a friendly and bright atmosphere, while a large bathroom with shower and bathtub completes the comfort on the ground floor. Upstairs, you will find a mezzanine that can be used as an office and a raw bedroom, ready to be furnished according to your preferences. The house also has a pantry/laundry room and a large adjoining garage of 36m<sup>2</sup>, all on a partially fenced plot of land of 1,220m<sup>2</sup>. To visit without further delay! This sheet is extracted from the AMEPI Vallée de l'Arc file of which the agency is a member. Information on the risks to which this property is exposed is available on the Géorisks website: [georisks.gouv.fr](http://georisks.gouv.fr)

Fees and charges :

399 000 € fees included



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RCS AIX EN PROVENCE 843821125 00010

Document non contractuel - Barème de prix disponible sur notre site internet

Visite réalisée en accord et parfaite connaissance des parties pendant la période du Covid-19 et dégage de toutes responsabilités l'agence sus nommée et ses collaborateurs. (Gel et masque)