

479 000 €

For sale house

4 rooms

Surface : 118 m²

Surface of the living : 25 m²

Surface of the land : 433 m²

Year of construction : 1996

Exposition : Nord, Est,Ouest

View : Dégagée

Inner condition : good

External condition : good

Features :

Terrace, Double vitrage bois, air conditioning, Calm, Piscine hors sol, mezzanine

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

#### Legal information

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



### House T25067 Trets

Beautiful 4-room villa of 115 m² in TRETS, located in a peaceful residential environment on a plot of 433 m² suitable for a swimming pool, with above-ground swimming pool, adjoining only by the garage. On the ground floor: Entrance with built-in cupboard and separate WC, Beautiful living room facing East/West including a bright living room and a dining room opening onto the terraces, Semi-open kitchen, fitted and equipped. Upstairs: 3 comfortable bedrooms with storage, bathroom, separate WC. The house has a large garage with a mezzanine for additional storage capacity, ideal for optimizing space. The house is in very good general condition. You will appreciate the terrace which runs all around the house, benefiting from a triple exposure North, East and West. The wooded garden, not overlooked, also offers a view of the Sainte-Victoire. This file is taken from the AMEPI Vallée de l'Arc file of which the agency is a member.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 1430 and 2010 € (reference year 2023)  
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