

690 000 €

For sale house

5 rooms

Surface : 161 m<sup>2</sup>

Surface of the living : 32 m<sup>2</sup>

Surface of the land : 1400 m<sup>2</sup>

Year of construction : 1976

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : tiles

Features :

Terrace, Double Glazing, Bedroom on ground floor, Calm, pool

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 parkings

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 T25065 Trets

Magnificent Provençal villa of 140m<sup>2</sup> with very high-quality fittings. It is composed on the ground floor of an entrance hall with toilet, a spacious and very bright living room / kitchen area of over 45m<sup>2</sup>, and a first master suite with bathroom. Upstairs, you will find a bathroom, a toilet and three bedrooms including another large master suite with shower room and dressing room. The exterior will seduce you with its fully landscaped garden, its brand new swimming pool, its pétanque court and this terrace of over 60m<sup>2</sup> covered by a latest generation bioclimatic pergola, allowing you to enjoy this beautiful place in all weathers. Built in 2002, this villa on its land of approximately 1400m<sup>2</sup> has just been completely modernized inside and out, all you have to do is put down your suitcases! To visit without delay This file is taken from the AMEPI Vallée de l'Arc file of which the agency is a member.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1990 and 2760 € (reference year 2023)  
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