



## 545 000 €

Buying house Surface : 160 m<sup>2</sup>

Surface of the living : 40 m<sup>2</sup> Surface of the land : 700 m<sup>2</sup> Year of construction : 1985 Exposition : Est ouest View : Dégagée Hot w ater : Gaz Inner condition : excellent External condition : exceptional Couverture : tiles

## Features :

Terrace, Double Glazing, air conditioning, Fireplace, Bedroom on ground floor, Calm, pool, air conditioning, Piscine dimension de 8x4

3 bedrooms 3 terraces 2 show ers 2 WC 1 garage 5 parkings 1 cellar

Document non contractuel 01/05/2025 - Prix T.T.C



## House D240036 La Destrousse

THE ROBBERY; Discover this type 4 villa of approximately 100 m<sup>2</sup> living space, offering a pleasant and spacious living environment. It consists of a large living space including a living room, a lounge and a dining room, all air-conditioned and decorated with a pellet stove. The kitchen, fully equipped and fitted, opens onto a large terrace ideal for your moments of relaxation. The villa has 3 bedrooms, a shower room, a separate toilet, as well as an office communicating with a ground floor apartment of type 2 of approximately 60 m<sup>2</sup>. You will also benefit from a large garage, a laundry room, a workshop and a cellar, all on a plot of approximately 700 m<sup>2</sup> which can accommodate several vehicles. Outside you will find a swimming pool, a garden and an unobstructed view, all in a quiet environment, whilst being close to amenities such as public transport, shops, the town hall and the school. An opportunity not to be missed! Mandate D240036 Price: €620,000 excluding VAT General informations :  $545\ 000\ \text{€}$  fees included

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Carte Professionnelle : CPI 1310 2016 000 005 877 Préfecture Bouches du Rhône- RCS : 351 268 750 Code NAF : 6831 Z - SIRET : 351 268 750 00020 - Caisse de Garantie : QBE France