

820 000 €

Buying house

8 rooms

Surface : 225 m<sup>2</sup>

Surface of the living : 72 m<sup>2</sup>

Surface of the land : 4120 m<sup>2</sup>

Year of construction : 1989

Exposition : Sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

Terrace, Double Glazing, Fireplace,  
Bedroom on ground floor, Vue Sainte  
Victoire, Calm, pool

4 bedrooms

1 terrace

1 bathroom

1 shower

2 WC

1 garage

4 parkings

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

29/04/2024 - Prix T.T.C



## House T23124 Pourrières

POURRIERES - 83910 - Your La Provençale agency offers you this superb T7 house of 214m<sup>2</sup> on a flat and wooded plot of 4120m<sup>2</sup>, completely fenced, overlooking the Provence canal. On the ground floor, you will discover a workshop, an entrance hall, an office, a large living room of 72 square meters with an open kitchen, two storerooms, a bathroom and separate toilets. Upstairs, a beautiful mezzanine serves four spacious bedrooms and a bathroom with toilet. You will also find a garage and a cellar in the basement, a terrace, as well as a secure swimming pool which will offer you an exceptional relaxing environment with a view of Mont Aurélien and Sainte Victoire. This house offers quality services, including double-glazed aluminum and wood windows, a 9 x 4 meter swimming pool, a trombe wall, beautiful volumes, an unobstructed view, and a central fireplace equipped with a diffuser. Some work is to be expected. 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: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)

General informations :

