



## 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 w ater : Electrique Inner condition : good External condition : good Couverture : tiles

## Features :

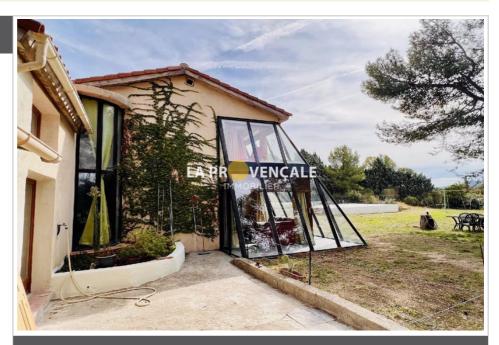
Terrace, Double Glazing, Fireplace, Bedroom on ground floor, Vue Sainte Victoire, Calm, pool

- 4 bedrooms
- 1 terrace
- 1 bathroom
- 1 show er
- 2 WC
- 1 garage
- 4 parkings

Energy class (dpe) : B Emission of greenhouse gases (ges) : A

Document non contractuel 13/05/2024 - Prix T.T.C



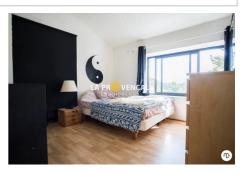


## House T23124 Pourrières

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 I'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

General informations :





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