

**420 000 €**

**Buying house**

**8 rooms**

**Surface : 150 m²**

**Surface of the living : 24 m²**

**Surface of the land : 778 m²**

**Year of construction : 1990**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : a refresh**

**Couverture : tiles**

**Features :**

Terrace, Double Glazing, air conditioning,

Fireplace, Bedroom on ground floor,

Automatic Watering, Calm, pool

5 bedrooms

1 terrace

1 bathroom

2 showers

3 WC

1 parking

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

30/04/2025 - Prix T.T.C



## House G24079 Rousset

ROUSSET - 13790 - In the charming village of Rousset, your La Provençale agency offers you this bright family home with a surface area of 150m². Benefiting from an unobstructed view facing south, the house has on one level a living room opening onto a beautiful terrace, a fitted kitchen, 3 bedrooms, a bathroom, and a separate toilet. For your comfort, the house offers services such as PVC double glazing, aluminum shutters, air conditioning, fireplace with insert. In the basement, you will find an independent T3 which can constitute a rental income or suitable for a parents/children project. The apartment has a kitchen open to the living room, 2 bedrooms, 2 bathrooms and a veranda bathed in light. Outside, the 778m² terraced land offers parking, a swimming pool and a terrace ideal for laying out deckchairs. Not to be missed!

General informations :

420 000 € fees included

