

**567 000 €**

**For sale house**

**4 rooms**

**Surface : 109 m<sup>2</sup>**

**Surface of the living : 28 m<sup>2</sup>**

**Surface of the land : 730 m<sup>2</sup>**

**Year of construction : 1995**

**Exposition : Sud nord**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : A refresh**

**External condition : A refresh**

**Couverture : Tiling**

**Features :**

Pool, Double Glazing, Automatic Watering,

Laundry room, Automatic gate, Calm,

Bedroom on ground floor

3 bedroom

2 terraces

2 showers

2 WC

1 garage

2 parkings

**Legal information**

567 000 € fees included

5,00% VAT of fees paid by the buyer

(540 000 € without fees), well

condominium(15 lots in the condominium),

annual current expenses 480 €

(40 € monthly), no current procedure,

information on the risks to which this

property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr)



## House 3077 Pégomas

The Agence de Provence offers you this charming independent house of 109 m<sup>2</sup>, 4-room type on two levels, located in Pégomas in a small secure subdivision of 15 villas. In a green setting and absolute calm, it consists on the ground floor of a large entrance hall, a spacious and bright living room, opening onto a large covered terrace of 21 m<sup>2</sup>, an independent kitchen with access to the 18 m<sup>2</sup> garage, a master suite with shower room, an independent toilet, and upstairs: you will have two large bedrooms 17 and 12 m<sup>2</sup> with cupboards and views of the hills, a shower room and a separate toilet and access to the attic. The house is double, and has all the exposures which will allow you to enjoy each place in the garden as you wish, winter and summer, it is equipped with PVC double glazing, and an electric gate. Outside, you will benefit from a pretty garden with trees, fenced and equipped with a semi-buried swimming pool with its technical room....

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1560 and 2150 € (reference year 2021)  
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