

**610 000 €**

**For sale house**

**Surface : 191 m²**

**Surface of the living : 33 m²**

**Surface of the land : 1429 m²**

**Year of construction : 1978**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : A refresh**

**External condition : Good**

**Couverture : Tiling**

**Features :**

Pool, Calm, Bedroom on ground floor

5 bedroom

2 terraces

1 bathroom

2 showerers

3 WC

1 garage

4 parkings

**Legal information**

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House 2770 Saint-Vallier-de-Thiery

Agence de Provence presents this charming detached villa with generous volumes and great potential for sale in a prime location with optimal sunshine. Nestled in a quiet, residential setting, this spacious 4-bedroom villa with separate apartment will appeal to those seeking tranquility, just a short walk from the village of Saint-Vallier-de-Thiery and all its amenities. The property is composed as follows:  
Ground floor: entrance with hallway, large living room with fireplace, fitted kitchen, pantry, hallway, 4 bedrooms, a bathroom with WC, a shower room, separate WC.  
Garden level: hallway, plenty of storage space, separate apartment (living room with kitchen, bedroom, shower room, WC), large garage, cellar, crawl space.  
Outside: pleasant landscaped grounds of 1,429 m², beautiful terraces with barbecue, pretty swimming pool ideal for moments of conviviality with family or friends. Numerous annexes and outbuildings complete this property....

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 4370 and 5940 € (reference year 2023)  
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