

## AGENCE DE PROVENCE

VENTE ET LOCATION DEPUIS 1935

## 265 000 €

For sale house

3 rooms

Surface: 51 m²

Surface of the living: 21 m²
Surface of the land: 23 m²
Exposition: Sud nord
View: Campagne
Hot water: Electrique
Inner condition: Good

External condition : A refresh

Couverture : Tiling

Features:

Pool, Air conditioning, Double Glazing,

Automatic gate, Calm

2 bedroom

1 terrace

1 bathroom

1 WC

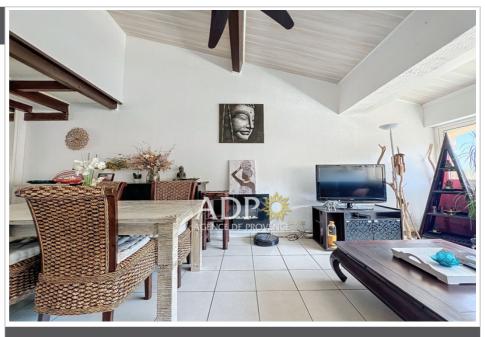
1 garage

1 parking

## Legal information

265 000 €

Fees paid by the owner, well condominium(107 lots in the condominium), annual current expenses  $960 \in (80 \in \text{monthly})$ , no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



## House 3076 Pégomas

The Agence de Provence offers for sale this pretty little terraced house on both sides of 51m2 in Pégomas. Located in a sought-after condominium with swimming pool and pétanque court and in a quiet area, the house is composed as follows: on the ground floor a pretty wooden terrace of 20 m2 fitted out with barbecue, an entrance corridor serving the independent kitchen and equipped, the bathroom with WC, and a pleasant living room not overlooked and very bright; upstairs, you will have a small bedroom or office under the roof and a bedroom with air conditioning. Complete this pretty property, a closed garage and a private parking space. For lovers of Atypical, get it quickly. Ideal young couple or feet on the ground for vacation. Contact Mickael Gautier 0768284701 or mickael@agencedeprovence.com

Energy class (dpe): C - Emission of greenhouse gases (ges): A
Estimated annual energy between 425 and 575 € (reference year 2021)

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