

**904 800 €**

**For sale house**

**4 rooms**

**Surface : 174 m²**

**Surface of the living : 53 m²**

**Surface of the land : 1372 m²**

**Year of construction : 1998**

**Exposition : Sud ouest**

**Hot water : Gaz**

**Inner condition : Good**

**Features :**

Double Glazing, Fireplace, Automatic gate,  
Pool house

**3 bedroom**



## House 3150 Pégomas

A real favorite, this property combines all the most sought-after features: Peace and quiet, close to all amenities, and two bedrooms on the ground floor. The 4-room house offers 174 m² of living space, a garage for one car, and a basement/crawl space of over 70 m². The ground floor includes an entrance hall, a separate toilet, a living room of 53 m², a kitchen of 26 m² with a pantry/laundry room, two ground-floor bedrooms, and a bathroom. Upstairs, you'll find a master bedroom with a walk-in closet, a bathroom, and a study/library area. The fenced, wooded plot covers 1,372 m². Everything is meticulously maintained. Gas underfloor heating and reversible air conditioning.

### Legal information

904 800 € fees included

4,00% VAT of fees paid by the buyer  
(870 000 € without fees), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 1496 and 2024 € (reference year 2022)  
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**Agence de Provence - 6 place de la Foux - 06130 Grasse**

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