

**419 000 €**

**For sale house**

**4 rooms**

**Surface : 67 m²**

**Surface of the living : 34 m²**

**Year of construction : 1984**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : Excellent**

**External condition : Good**

**Couverture : Tiling**

**Features :**

Pool, Double Glazing, Fireplace, Laundry room, Calm, Bedroom on ground floor, Pool house

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

3 parkings

#### Legal information

419 000 €

Fees paid by the owner, well condominium (18 lots in the condominium), annual current expenses 895 € (75 € 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 3090 Pégomas

**FAVORITE** The Agence de Provence exclusively offers you this charming 4-room house close to the town center of Pégomas. Located in a quiet area in a small subdivision with swimming pool and discreetly adjoining on one side, it is composed as follows: an entrance hall, a modern fitted kitchen, a cathedral lounge/living room with fireplace, two bedrooms, one with a dressing room, a bathroom, a separate toilet, a mezzanine bedroom with shower room and toilet, and a converted attic. You will also have a large bright veranda, a laundry room, and a garage/workshop. For the outdoor spaces, you can enjoy a small south-facing garden, enclosed and not overlooked, and a second small garden at the back with direct access to the swimming pool. Atypical house of 67 m2 and almost 90 m2 of living space, completely renovated with taste and with beautiful materials. Low charges. Rare on the market, to visit very quickly. Contact Mickael 0768284701 or...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 927 and 1255 € (reference year 2021)  
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