

# AGENCE COULANGE

DEPUIS 1974

850 000 €

Buying house

6 rooms

Surface : 204 m<sup>2</sup>

Surface of the land : 2170 m<sup>2</sup>

Exposition : Ouest

View : Dégagée

External condition : good

Amenities :

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

5 bedroom

1 terrace

1 bathroom

2 showers

2 WC

1 garage

#### Legal information

850 000 € fees included

4,29% VAT of fees paid by the buyer (815 000 € 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)



## House 1971 Allauch

Charming villa in a haven of tranquility located in a residential area of Allauch with open views... The villa offers spacious spaces with a living room opening onto a terrace with a lovely open view of the hills, an independent kitchen and a storeroom. The mezzanine overlooking the living room, lets you discover a relaxation and sleeping area. A first sleeping area on the ground floor consists of three bedrooms, a bathroom, a shower room and a WC. You will also benefit from a parental suite with a bathroom on the lower floor. The spacious veranda allows you to enjoy an additional room. The land of approximately 2170 m<sup>2</sup> allows you to take advantage of the many shaded or sunny spaces. The swimming pool and its poolhouse will accompany your moments of conviviality.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 2810 and 3870 € (reference year 2021)  
Document non contractuel - 21/12/2024



TRANSACTION - LOCATION - GESTION

[WWW.AGENCECOULANGE.COM](http://WWW.AGENCECOULANGE.COM)

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SAS L'IMMOBILIER A LA CIOTAT : Au capital de 105.250,80 € Siret 417 660 180 23 R.C.S. Marseille B 417 660 180