

## Price on request

**Contact agency**  
**Agence du Coin GM**

1 rue Carnot  
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### For sale house

**4 rooms**

**Surface : 94 m²**

**Surface of the living : 32 m²**

**Surface of the land : 1260 m²**

**Year of construction : 1973**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : GOOD**

**Couverture : tiling**

### Features :

POOL, fireplace, double glazing, Laundry room

3 bedroom

2 terraces

2 shower

2 WC

1 garage

Document non contractuel



## House 1342 Genève

New Listing at Agence du Coin – Trans-en-Provence On the hills, Route des Arcs, just 5 minutes from the charming village of Trans-en-Provence and 8 minutes from the A8 motorway access – Le Muy, come and discover this 4-room house, located at the end of a cul-de-sac, an ideal spot for young professionals seeking comfort and convenience. The house (1973) is laid out as follows:

- Ground floor: a large garage of 43 m² and a workshop of 44 m², perfect for DIY enthusiasts, craftsmen, or those passionate about storage.
- Upstairs: an entrance leading to a bright living room of 32 m² with a wood stove and air conditioning, opening onto a terrace with expansive, unobstructed views. An independent kitchen, a corridor with plenty of storage, a separate toilet, three bedrooms (8.50 m² – 9.85 m² – 13.25 m², one of which has direct access to the terrace), and two shower rooms, one recently renovated. Work already completed: shutters and joinery replaced, air conditioning installed, roof maintained.

Outside: On a 1,260 m² plot arranged on 3 terraces, you will enjoy:

- a swimming pool (5x4 m) adjacent to the living area,
- a fully fenced yard,
- a petanque court,
- a garden shed and outbuildings for storage.

A rare property to discover without delay, combining views, space, and potential. VIDEO AVAILABLE ON OUR WEBSITE For more information or to arrange a visit, contact Laetitia at 06 08 94 29 68.

Fees and charges :

