## 389 000 €

Contact agency La Provençale La Destrousse RN 96 Quartier Souque Nègre 13112 La Destrousse 04 42 72 58 81 / ladestrousse@laprovencale.net

For sale house 4 rooms Surface : 100 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup> Surface of the land : 400 m<sup>2</sup> Year of construction : 1960 Exposition : Ouest View : Dégagée Hot w ater : Electrique Inner condition : excellent External condition : NEW Couverture : tiling

Features :

TERRACE, double glazing, CALM

3 bedroom

- 1 terrace
- 1 show er
- 2 WC

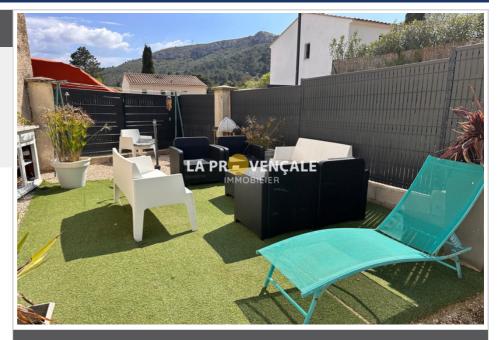
2 parkings

1 cellar

Document non contractuel







## House D25014 La Destrousse

EXCLUSIVE – RARE IN THE CITY CENTER! Just a stone's throw from amenities and transport, in a quiet and undisturbed location, come and discover this fully renovated townhouse, both inside and out. On an enclosed plot of 400 m<sup>2</sup>, with a 28 m<sup>2</sup> shed, this family-friendly house is spread over two levels and will charm you with its brightness and its volumes. On the ground floor: • A living room with dining room and lounge opening onto the garden, • A modern, furnished and equipped kitchen, • A separate toilet, • A large cellar/storeroom accessible directly from inside. Upstairs: • Three bedrooms, • A bathroom with WC, • And as a bonus, a fully converted attic: large bedroom, games room, or office depending on your wishes! Comfort side: • Electric inertia heating, • Pellet stove, • Double glazing, • Mains drainage, • Terrace and boules area for sunny days. A rare property, combining charm, comfort and practicality. To visit without delay! Mandate D25014 – Price: €389,000 excluding VAT Fees and charges :

389 000 € fees included



