

**Price on request**

**Contact agency**

**Luxury Provence**

531 avenue paul jullien

13100 Le Tholonet

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**For sale house**

**4 rooms**

**Surface : 86 m²**

**Surface of the living : 39 m²**

**Surface of the land : 103 m²**

**Year of construction : 1987**

**Inner condition : excellent**

**External condition : exceptional**

**Features :**

AIR CONDITIONING, double glazing

3 bedroom

2 terraces

1 bathroom

2 WC

1 garage

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

22/08/2025 - Prix T.T.C



### House 240 Le Tholonet

Le Tholonet 13100 - This cozy little nest is waiting just for you! Rare on the market, I present to you this impeccably maintained house, perfect for envisioning family life! On one level, a stunning living area of nearly 40m² awaits you, featuring an open-plan kitchen, a separate WC with a hand basin, and a pantry. The living room opens onto a very inviting terrace/garden, shaded by a retractable awning. Upstairs, you'll find 3 spacious bedrooms with built-in wardrobes and a bathroom with a WC. You also benefit from a detached 17m² garage and a second terrace by the house entrance. A major advantage of this home is that it borders vast communal green spaces, perfect for walks and playing with children. Additionally, you are within immediate reach of amenities, shops, buses, and schools... Features: reversible air conditioning with smart home system, double glazing, energy rating C close to B, property tax €1300, ASL fees €300 per year (maintenance of the parks and lighting), mechanical ventilation. Fees and charges :

