

Price on request

Contact agency

Charming Houses

38 Bd Mirabeau

13210 Saint Rémy de Provence

+33(0)4 90 95 10 29 /

reservation@charminghouses.net

For sale house

7 rooms

Surface : 250 m²

Surface of the land : 1514 m²

Exposition : Sud

View : Jardin

Inner condition : GOOD

External condition : a refresh

Couverture : tiling

Features :

fireplace, Automatic gate, CALM

3 bedroom

2 terraces

3 bathrooms

1 garage

5 parkings

Document non contractuel



House 1308 Maillane

Just steps from the center of Maillane, in complete tranquility, a beautiful property of approximately 250 m² of living space with outbuildings and an adjoining garden of 1,514 m² suitable for a pool. Partly raised by one floor, this house offers generous spaces, a practical layout, and numerous possibilities for customization. Main Features - Living area: ≈ 250 m² - Total built area: 434 m² (including an 89 m² garage and a 47.43 m² summer kitchen) - Land: 1,514 m² (pool-ready plot) - Exposure: full south - View: garden from the ground floor, garden and surroundings from the upper floor - Environment: no direct neighbors, very peaceful Layout - Ground floor and partial upper floor including: - Main kitchen - Bright living room - Dining room - Second dining room in the orangery - Back kitchen and pantry - Three bedrooms (including one with a private terrace) - Shower room and bathroom - Attached garage - Outbuildings: separate summer kitchen (47.43 m²) with shower and WC - Well on the property (ideal for irrigation/pool potential) Technical Features - Heating: electric underfloor heating; electric panels or radiators compliant with NFC standards; fireplace with insert - Hot water: electric water heater - Insulation: insulated floor after 2000 on crawl space - Exterior walls: hollow concrete blocks insulated with glass wool Advantages - Sought-after location: immediate proximity to Maillane's center while enjoying peaceful surroundings - Pool-ready land and existing well - strong potential for pool

