

**475 000 €**

**Contact agency**

**Luxury Provence**

531 avenue paul jullien

13100 Le Tholonet

0442944548 / direction@luxury-provence.com

**For sale house**

**4 rooms**

**Surface : 90 m²**

**Surface of the living : 31 m²**

**Surface of the land : 587 m²**

**Year of construction : 1983**

**Exposition : Sud nord**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Features :**

double glazing, fireplace, Bedroom on ground floor, Automatic gate, CALM

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

2 parkings

**Energy class (dpe) : C**

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

Document non contractuel

13/06/2025 - Prix T.T.C



### House 145 Mimet

Mimet bas - 13105 - Single-storey 4-room house + garage. The Vos Agents ont du Cœur by Luxury Provence agency offers you a preview of this very pretty single-storey house of 90m² on 600m² of land suitable for a swimming pool in a quiet and popular subdivision in the lower part of the village of Mimet. Completely renovated and very well maintained, this modern house is composed of an entrance, a large living/dining room with open kitchen representing a total of almost 45m². You also have 3 beautiful bedrooms, a shower room and a separate toilet. Outside, you will enjoy a beautiful terrace opening onto the flat and sunny garden. You also have a 20m² garage as well as 2 parking spaces on the land. Services: PVC double glazing, wooden shutters in good condition, pellet stove, electric heating, new water heater, automatic gate, new facade, removable pergola, fiber. If you would like more information, please do not hesitate to call Marion on 06 52 58 00 63. This real estate advertisement was written under the editorial responsibility of Marion BOUASSE, EI, commercial agent of SAS Luxury Provence, registered with the RSAC of Aix-en-Provence under number 918 822 495, holder of the employee card on behalf of the company Luxury Provence CPI13102024000000677 issued by the CCI of Marseille.

**Fees and charges :**

475.000 € fees included



EXCLU ENGAGÉE



Grâce à cette vente, un don sera fait à une association locale choisie par les vendeurs. Notre engagement sociétal est **notre ADN !**