

3 490 000 €

**Contact agency**

**Alpilles Luberon Immobilier**

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**For sale property**

**6 rooms**

**Surface : 250 m²**

**Surface of the living : 62 m²**

**Surface of the land : 1180 m²**

**Year of construction : 2020**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : NEW**

**Couverture : tiling**

**Features :**

Piscine chauffée 11x4m, fireplace,  
Bedroom on ground floor, double glazing,  
Automatic Watering, Laundry room,  
Automatic gate, CALM

4 bedroom

2 terraces

1 bathroom

3 showers

5 WC

6 parkings

**Energy class (dpe) : A**

Document non contractuel

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



**Property 172 Eygalières**

A few steps from the village, at the end of a dead end guaranteeing peace and quiet, Superb property completely renovated in 2020 with taste and quality materials, offering 250 m² of living space on 2 levels. A large entrance opens onto the living room bathed in light, extended by a fitted and equipped kitchen (sliding bay windows); in the continuity of the kitchen, there is a laundry room-pantry and a technical room. From the entrance a suite of 32 m² (bedroom opening onto the garden to the south, shower room, separate toilet, dressing room). By a beautiful staircase climb, we arrive upstairs and the landing serves 3 suites: -a first (32m²) facing south-east with its dressing room, shower room and separate toilet -the 2nd (30m²) facing south opening onto the balcony with shower room - wc and dressing room, -the last one (49m²) benefits from sunshine from sunrise to sunset with its 2 dressing rooms, full bathroom and separate toilet. Various covered terraces or terraces with arbors allow you to have lunch or dinner in the shade, the heated swimming pool fits perfectly into the landscaped garden. Cars (up to 6) will easily find their place without obstructing the view of

**Fees and charges :**

3 490 000 € fees included

