

798 000 €

Contact agency

**ATRIO IMMOBILIER**

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**For sale villa**

**6 rooms**

**Surface : 218 m²**

**Surface of the living : 53 m²**

**Surface of the land : 5769 m²**

**Year of construction : 1984**

**Exposition : Sud est**

**View : Panoramique**

**Hot water : Gaz**

**Inner condition : a refresh**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

fireplace, CALM

4 bedroom

3 terraces

1 bathroom

2 showers

3 WC

1 garage

4 parkings

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel



### Villa 2498 Gattières

A true gem, this 218 m² Provencal villa located on a vast plot of 5769 m², suitable for a swimming pool, offers an exceptional panoramic view. It consists on the ground floor of a 53 m² living room - arranged in 3 spaces: a lounge, a library area and a dining room -, a spacious independent kitchen of 23 m² with two pantries, a shower room, a separate toilet and a bedroom. Upstairs, we find three bedrooms, one with a terrace, a bathroom, a separate toilet. A beautiful 26 m² studio with terrace and separate entrance is on the upper level. Possibility of reopening the direct access from the house to this outbuilding via the upstairs corridor. A large garage of 28m² is added to this property. Possibility of parking several cars there. Refreshment work to be planned!

**Fees and charges :**

798 000 € fees included

