

**598 000 €**

**Contact agency**

**Sorgues et Ventoux Immobilier**

23 quai Rouget de Lisle

84800 L'Isle-sur-la-Sorgue

04 90 21 28 60 / gsv@sorguesetventoux.com

**For sale villa**

**7 rooms**

**Surface : 173 m²**

**Surface of the living : 44 m²**

**Year of construction : 1970**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

fireplace, Bedroom on ground floor,  
Laundry room, CALM

4 bedroom

1 terrace

1 bathroom

1 shower

3 WC

1 garage

3 parkings

**Energy class (dpe) : C**

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

Document non contractuel

14/06/2025 - Prix T.T.C



**Villa 817 L'Isle-sur-la-Sorgue**

Discover this traditional villa with a capacity of approximately 173 m² of living space, built on a plot of 1266 m². The spacious entrance hall leads to the ground floor rooms, including a welcoming 44 m² living room with an insert fireplace and a fully equipped kitchen with adjoining pantry. Also on the ground floor, two spacious bedrooms measuring 10.63 m² and 14.45 m² respectively, a bathroom, a shower room, and a separate toilet. Upstairs, benefit from a large landing that can be used as an office or other activities, two other bedrooms of 11.7 and 21.3 m² as well as a separate toilet. The exterior of the property offers a 25 m² garage attached to the house, a parking space, a large uncovered terrace to the south overlooking a vast green garden. For your comfort, the house is equipped with a new air-to-water heat pump. Located in a very quiet area, you're sure to love it! So don't wait any longer and come visit!

Fees and charges :

598 000 € fees included

