

Price on request

Contact agency

Charming Houses

38 Bd Mirabeau

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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

4 bedroom

2 terraces

3 bathrooms

1 garage

5 parkings

Document non contractuel



House 1308 Maillane

EXCLUSIVE : Just steps from the center of Maillane, in complete tranquility, a beautiful property of approximately 280 m² of living space with outbuildings and a 1,514 m² garden suitable for a pool. Partially raised by one floor, this house offers spacious rooms, a practical layout, and plenty of possibilities for customization. Main features - Living area: ≈ 280 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) - Orientation: facing south - View: garden from the ground floor, garden and Alpilles mountains from the upper floor - Setting: no overlooking neighbors, very peaceful Layout - Ground floor and partial upper floor including: - Main kitchen - Bright living room - Dining room - Beautiful orangery - Utility room and laundry - 4 bedrooms (two on the ground floor). Among these 4 bedrooms, there are 2 suites - 3 bathrooms. 3 toilets - 2 large dressing rooms - 2 sizable attached garages - Outbuildings: separate summer kitchen (47.43 m²) with bathroom and toilet - Well on the property (ideal for irrigation/pool potential) - Automatic gate Technical features - Heating: electric underfloor heating; electric panel/radiator heaters compliant with NFC standards; fireplace with insert - Hot water: electric water heater - Insulation: insulated floor slab after 2000 over crawl space - Exterior walls: hollow concrete blocks insulated with glass wool Advantages - Sought-after



the Geonsques website: <http://www.geonsques.gouv.fr>

Fees and charges :

www.annoncefrance.immo

