

## Price on request

### Contact agency

**ADN Immo Conseil**

Domaine de Pont Royal

13370 Mallemort

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**For sale house**

**5 rooms**

**Surface : 113 m<sup>2</sup>**

**Surface of the living : 34 m<sup>2</sup>**

**Surface of the land : 570 m<sup>2</sup>**

**Year of construction : 2002**

**Exposition : Sud ouest**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

### Features :

POOL, pool house, secure domain,

Bedroom on ground floor, double glazing,

Automatic Watering, Laundry room, CALM

4 bedroom

1 terrace

2 showers

2 WC

1 garage

2 parkings

**Energy class (dpe) : C**

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

Document non contractuel

12/02/2026 - Prix T.T.C



## House 195 Mallemort

For Sale Beautiful villa, 4 bedrooms, pool, garage, Domaine de Pont Royal ADN IMMO is pleased to present a renovated house featuring four bedrooms, including one on the ground floor, located in the beautiful Domaine de Pont Royal. This villa, set on a plot of approximately 570 m<sup>2</sup>, offers a peaceful living environment with its landscaped garden and swimming pool. Upon entering, you will be welcomed by a hallway with built-in closets, leading to a spacious living room with a fireplace. A modern kitchen, a practical pantry, and a bedroom with a private bathroom complete the ground floor. Taking the stairs to the second level, you'll find three bright bedrooms with wardrobes, all overlooking the garden. This floor also includes a shower room. For your comfort, the house is equipped with reversible air conditioning both on the ground floor and upstairs. You will also benefit from a garage, parking spaces, an inviting pool area, and a terrace with a summer kitchen to enjoy sunny days. WHAT WE LOVE – Its modern renovation. – Its well-maintained condition, inside and out. – Its contemporary kitchen design. – Its ground floor bedroom. – Its Italian-style shower rooms. Monthly fees amount to 130 €. Living here, you'll enjoy the advantage of being close to all activities while benefiting from an exceptional setting. Your safety is a priority at Domaine de Pont Royal, which is monitored 24/7 by a security post. Ideally located between the Alpilles and the Luberon, you'll be close to some of the most charming villages.

