

## Price on request

### Contact agency

LA Provençale Trets

6, Avenue Mirabeau

13530 Trets

04 42 220 220 / trets@la-provence.net

### For sale house

6 rooms

Surface : 141 m²

Surface of the living : 36 m²

Surface of the land : 1036 m²

Year of construction : 1994

View : Dégagée

Hot water : Gaz

Inner condition : a refresh

External condition : GOOD

Couverture : tiling

### Features :

TERRACE, double glazing, ALARM, fireplace, CALM

4 bedroom

1 terrace

1 bathroom

1 shower

3 WC

2 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

20/08/2025 - Prix T.T.C



## House T25092 Puylobier

Your agency La Provençale presents this traditional-style 4-room house of approximately 100m², plus an independent 2-room apartment of 40m², situated on a fenced and wooded plot of land over 1000m². Built in the early 1990s, the ground floor consists of an entrance, a kitchen with a stone countertop opening onto a 36m² living room with a beautiful open fireplace. Upstairs, you will find two bedrooms of about 10m² each, a toilet, a bathroom with bathtub and shower, and a 15m² bedroom with a dressing area and access to a balcony. The whole property needs some refreshing but is still livable as is. Also attached to the house, with the option to connect it to the main residence, is a 40m² 2-room apartment to renovate, comprising a living room, kitchen, bedroom, and bathroom with toilet. Be aware that this part of the building has structural cracks on one corner. These appeared several years ago and have not progressed. Finally, you will appreciate the peaceful setting of this plot bordering an agricultural zone, and the shade provided by the oak trees covering the entire land. A visit is highly recommended! This sheet is extracted from the AMEPI Vallée de l'Arc file of which the agency is a member.

Fees and charges :

