

## Price on request

### Contact agency

**L'agence de Saint Rémy**

43, bd Victor Hugo

13210 Saint-Rémy-de-Provence

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### For sale house

**6 rooms**

**Surface : 147 m²**

**Surface of the living : 26 m²**

**Surface of the land : 681 m²**

**Year of construction : 1989**

**Exposition : Sud**

**View : Jardin**

**Inner condition : to renovate**

**External condition : GOOD**

**Couverture : tiling**

### Features :

City water, Upvc double glazing, Jardin clos arboré,...

4 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

2 parkings

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel



## House 111 Saint-Rémy-de-Provence

Single-story house with an independent apartment, just a 5-minute walk from the center of Saint-Rémy-de-Provence. The Saint-Rémy-de-Provence agency offers you this rare real estate opportunity: a single-story house of approximately 147 m² of living space, complemented by a 25 m² garage with a 5 m² wine cellar. Located in a quiet and sought-after dead-end street, within walking distance of the town center, this villa features a separate kitchen, a bright south-facing living room, 2 bedrooms including one with a built-in closet, a bathroom, and separate toilets. The real highlight of this property is an independent one-bedroom apartment with a mezzanine converted into an additional sleeping area, perfect for hosting family or friends or generating rental income. The entire property sits on a fully fenced 648 m² plot, planted with numerous fruit trees, suitable for a pool, and offering great potential for outdoor development. The attic was insulated in 2020. Some refreshing work will be necessary, presenting an opportunity to modernize the home to your taste. Located just a 5-minute walk from the town center, shops, schools, and amenities, this house is ideal as a main residence with rental income, a second home, or for an intergenerational project.

Fees and charges :

