

**1 150 000 €**

**Contact agency**

**Premium Immobilier Provence**

35 av de la grande Begude

13770 Venelles

+33 (0)4 42 50 05 63 / contact@premium-  
villas-provence.com

**For sale villa**

**6 rooms**

**Surface : 200 m²**

**Surface of the living : 55 m²**

**Surface of the land : 700 m²**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Features :**

POOL, Bedroom on ground floor, double  
glazing, Automatic Watering, Laundry  
room, Automatic gate

5 bedroom

2 terraces

1 bathroom

2 showers

3 WC

**Energy class (dpe) : C**

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

Document non contractuel



### Villa 512 Venelles

Charming villa of approximately 200m² with an outbuilding of 15 m² located in the town of Puy-Sainte-Réparate. This house consists of 4-5 bedrooms, 1 bathroom, 2 shower rooms and 3 toilets. Arranged on two levels, it also offers a large living room with a fitted open-plan kitchen. The house is in good condition and has several amenities: a heated swimming pool, a bedroom on ground level, double glazing, automatic garden watering, a laundry room and an automatic gate. The land of 700m² offers a beautiful view of the garden. The house is semi-detached on one side, the sanitation is mains drainage. For optimal comfort, heating is by an aerothermal heat pump and hot water is provided by an electrical installation. Located in the tranquility of Provence, real estate in 13610 Le Puy-Sainte-Réparate has many advantages. Firstly, the location offers charming landscapes, between vineyards and hills, ideal for enjoying a peaceful living environment. In addition, the architecture of the houses is typical of the region, with quality materials and authentic charm. The town also has amenities and services essential to a comfortable daily life: schools, shops, health. This locality also guarantees a good investment given its proximity to major cities such as Aix-en-Provence. Finally, the local real estate market is rather stable, offering good potential for capital gains in the medium and long term.

Fees and charges :

