

## Price on request

### Contact agency

#### Azur Méditerranée

2, avenue Albert 1er

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### For sale house

10 rooms

Surface : 260 m²

Surface of the land : 1800 m²

View : Parc

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

### Features :

POOL, Boules, Laundry room, fireplace, CALM, Air conditioning, Bedroom on ground floor

6 bedroom

1 terrace

1 garage

4 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A



## House 4744 Lambesc

Located in a calm and preserved environment, this authentic Provençal country house of 260 m² will seduce you with its charm, its generous volumes and its peaceful living environment just 30 minutes from Aix-en-Provence. Located on a plot of 1,800 m², the property offers superb amenities: a swimming pool, a pétanque court, a garage, a carport as well as several parking spaces. The main house consists of 6 bedrooms and 4 bathrooms, including a completely independent studio with living room, kitchen, bedroom and shower room - ideal for entertaining or for rental use. Modern comfort guaranteed thanks to a recent heat pump and reversible air conditioning in all rooms. Close to amenities, schools, typical regional markets and cultural highlights, this country house is a rare opportunity for a primary or secondary residence or a guest house project. Fees and charges :

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