

296 400 €

**Buying house**

**4 rooms**

**Surface : 81 m²**

**Surface of the living : 24 m²**

**Surface of the land : 402 m²**

**Year of construction : 1958**

**Exposition : Sud**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Bedroom on ground floor, double glazing, calm

3 bedroom

1 shower

1 WC

1 garage

#### Legal information

296 400 € fees included

4,00% VAT of fees paid by the buyer (285 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House 278 Arles

The AVLC agency offers you this charming single-storey villa in the residential district of Monplaisir. It consists of an entrance hall, a separate fitted kitchen, a living room with reversible air conditioning. Three bedrooms, a shower room and separate toilet. The whole has a total surface area of 81 m². You will also find a garage. This property was renovated in 2004 (floor, plumbing, electricity). Heating and hot water are provided by a heat pump installed in 2021. The insulation was also redone in 2021. In addition, you will have the possibility of creating an additional room. Close to the city center, schools and all amenities, you can enjoy a relaxing and pleasant living environment. The land has an area of 402 m², possibility of installing a small swimming pool.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 460 and 690 € (reference year 2021)  
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