

613 600 €

**Buying house**

**Surface :** 149 m<sup>2</sup>

**Surface of the living :** 52 m<sup>2</sup>

**Surface of the land :** 2094 m<sup>2</sup>

**Year of construction :** 1990

**Exposition :** Sud

**View :** Campagne

**Hot water :** Electrique

**Inner condition :** good

**External condition :** good

**Couverture :** tiles

**Amenities :**

pool, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, calm

4 bedroom

1 terrace

1 shower

1 WC

1 garage

**Legal information**

613 600 € fees included

4,00% VAT of fees paid by the buyer (590 000 € 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 265 Arles

Come and discover this magnificent single-storey Provencal-style villa ideally located between the Alpilles and the Camargue in the highly sought-after district of Pont de Crau. It offers you a living space with a bright living room of 52 m<sup>2</sup> with fireplace, a separate fitted kitchen, four bedrooms, a shower room, a dressing room, a laundry room and a double garage. On the outside, you will be seduced by the 15x6m swimming pool area with its pool house for friendly moments with friends or family. Renovation of the facades, septic tank to standards. With a total surface area of 150 m<sup>2</sup> on a plot of 2094 m<sup>2</sup>. Heating is provided by a heat pump. Nearby you will have public transport, the primary school and the Fourchon shopping area.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1320 and 1810 € (reference year 2021)  
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