



Price on request

**Buying villa**

**4 rooms**

**Surface : 120 m<sup>2</sup>**

**Surface of the living : 59 m<sup>2</sup>**

**Surface of the land : 800 m<sup>2</sup>**

**Year of construction : 2007**

**Exposition : Sud**

**View : Jardin et alpilles**

**Hot water : Gaz**

**Inner condition : Excellent**

**External condition : Good**

**Couverture : Tiling**

**Amenities :**

Bedroom on ground floor, Double Glazing, Automatic Watering, Laundry room, Automatic gate, Calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Fees and charges :

03/05/2025 - Prix T.T.C



## Villa Mollégès

2 minutes walk from shops and schools, Pleasant villa from 2007, bright, functional and in perfect condition. On the ground floor, living room of 59.50m<sup>2</sup> opening due south onto a terrace (35m<sup>2</sup>) with pergola, the kitchen is fully fitted and equipped, a south bedroom with dressing room and access to the garden, a 2nd bedroom to the west, bathroom with storage, separate toilet. Upstairs a 20 m<sup>2</sup> attic bedroom with its bathroom and toilet. Nice unobstructed view of the alpilles from this room. Garage of 25.50 m<sup>2</sup> tiled and insulated communicating with the house, laundry room with exterior access. The south-facing garden is enclosed and planted with trees, without any vis-à-vis. It is possible to make a swimming pool with pool house and an extension of the house. Quality services: town gas central heating, pellet stove, air-conditioned living room, gate, staircase railing and solid wrought iron pergola, borehole for the garden, alarm. House ideally located in a quiet area, ready to live and with potential. Ref. : 685V148M - Mandat n°70



Alpilles Luberon Immobilier - 92 rue de la République - 13810 EYGALIERES

+33 (0)4 90 95 90 00 - [alpillesluberonimmobilier@orange.fr](mailto:alpillesluberonimmobilier@orange.fr) - [www.alpilles-luberon-immobilier.com](http://www.alpilles-luberon-immobilier.com)

Siren 837 818 913 RCS Tarascon - Informations non contractuelles - Carte professionnelle 1301 2018 000 025 022 CCI Arles