



**Price on request**

**Buying house**

**7 rooms**

**Surface : 260 m<sup>2</sup>**

**Surface of the living : 100 m<sup>2</sup>**

**Surface of the land : 2500 m<sup>2</sup>**

**Year of construction : 2006**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : Good**

**External condition : Good**

**Couverture : Tiling**

**Amenities :**

Piscine chauffée 15 x 3,5 m, Pool house, sauna, Fireplace, Bedroom on ground floor, Double Glazing, Automatic Watering, Laundry room, Automatic gate, Calm

5 bedroom

2 terraces

1 bathroom

4 showers

1 WC

4 parkings

**Energy class (dpe) : B**

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

23/12/2025 - Prix T.T.C

Fees and charges :



## House Eygalières

Within walking distance from the center of Eygalières, Beautiful, peaceful surroundings for this charming contemporary farmhouse of 260 m<sup>2</sup>, featuring on the ground floor a spacious entrance hall that leads on one side to a bright, fully equipped kitchen and on the other to a large living room opening onto a bedroom with bathroom and toilet. The kitchen extends into a utility/laundry room and a patio with a fireplace, also accessible from outside and widely open to the garden thanks to its folding glass doors. Upstairs are 3 attic bedrooms, each with its own shower room (shower, sink, toilet). The fifth bedroom, with a large shower room, is accessible from the outside. Enclosed grounds of 2,300 m<sup>2</sup> with Mediterranean vegetation and a fountain. Outdoor parking with a pergola providing shaded spaces for 3 cars. The large swimming pool, measuring 15 m x 3.5 m, is secured with an automatic cover. An annex with a sauna and fireplace. Shaded terrace. The house is heated and cooled by underfloor heating with a geothermal heat pump. A perfectly maintained home ideally located, close to the village yet nestled at the foot of the Alpilles, offering generous spaces and abundant natural light. Ref. : 685V261M - Mandat n°204



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