

787 000 €

## Buying house

Surface : 177 m²

Surface of the land : 2335 m²

Year of construction : 1980

Exposition : Sud

View : Dégagée Collines

Inner condition : good

## Features :

fireplace, double glazing, crawl space,  
electric gate, pool

4 bedroom

2 terraces

2 showers

2 WC

4 garage

6 parkings

2 cellars

## Legal information

787 000 € fees included

4,93% VAT of fees paid by the buyer  
(750 000 € 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 2018425 Peymeinade

REF: 2018425 Located in a residential neighborhood, beautiful, bright single-story Provençal villa of approximately 177 m² with 122 m² of outbuildings on a 2335 m² landscaped plot. Traditional swimming pool with no overlooking neighbors, facing EAST-SOUTH-WEST. Comprising an entrance hall leading to: a very nice equipped kitchen of 22 m², living room of 50 m², both opening onto a beautiful terrace and traditional swimming pool, 3 bedrooms, 2 shower rooms, separate WCs, Basement: laundry room, 1 bedroom, shower room, separate WCs, 1 room of 20 m². Various: double garage + 2 additional garages, cellar, automatic gate, Electric heating and reversible air conditioning, easy access, possibility to park several vehicles. NO ASBESTOS

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 2016 and 2728 € (reference year 2021.2022.2023)  
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Myriam Immobilier

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