

714 000 €

For sale house

7 rooms

Surface : 182 m<sup>2</sup>

Surface of the land : 9510 m<sup>2</sup>

Year of construction : 1972

Exposition : Sud

View : Dégagée Jardin

Hot water : Individuelle

Inner condition : À rénover

Features :

Fireplace, Nets, drilling

4 bedroom

1 terrace

2 bathrooms

1 WC

1 garage

1 parking

1 cellar

**Legal information**

714 000 € fees included

5,00% VAT of fees paid by the buyer (680 000 € without fees), well condominium, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



**House 2167 Maussane-les-Alpilles**

In exclusivity, Agence Tradition Sud Immobilière offers you this house to renovate in a rare location in the countryside near the village of Maussane les Alpilles, with a view of the Alpilles! It offers 180 m<sup>2</sup> SH and currently comprises an Entrance hall, Living room, Open-plan kitchen, Laundry room, 4 bedrooms, two of which have been arranged for the sleeping area of an adjoining and communicating gîte... Further work is required to complete this magnificent project in a peaceful setting. The property is completed by a 55 m<sup>2</sup> garage and cellar. The grounds extend to 9500 m<sup>2</sup> and are suitable for swimming! To be discovered without delay! Rare potential!

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 3040 and 4190 € (reference year 2023)  
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