

1 415 000 €

For sale house

8 rooms

Surface : 191 m<sup>2</sup>

Surface of the land : 828 m<sup>2</sup>

Year of construction : 2006

Exposition : Sud

View : Jardin

Hot water : Individuelle Chauffe-eau

Inner condition : Excellent état

1 garage



## House 2227 Maussane-les-Alpilles

Just a stone's throw from the center of the village of Maussane-les-Alpilles, discover this magnificent house of about 190 sqm, combining elegance, comfort, and Provençal authenticity. From the entrance, you will be seduced by superb volumes bathed in light. The main living space is organized around a large living room including a cozy lounge, a convivial dining room, and an open kitchen, ideal for sharing moments with family or friends. A second lounge with a fireplace completes this ensemble, offering a more intimate and cozy space. High-quality materials such as natural stone floors and exposed beams give the house an authentic and characterful atmosphere. The house has a master suite on the ground floor, two large bedrooms upstairs, and a separate guest room, ideal for hosting guests in complete privacy. It offers quality amenities, with electric blinds in addition to shutters and motorized awning blinds to shade the terraces,...

### Legal information

1 415 000 € fees included

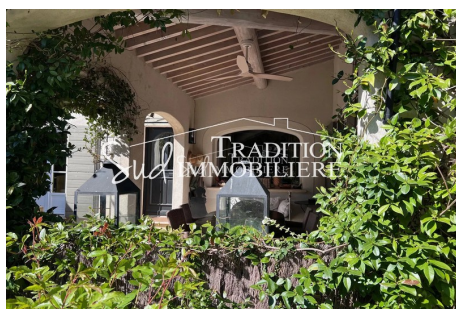
4,81% VAT of fees paid by the buyer

(1 350 000 € 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).

Energy class (dpe) : C - Emission of greenhouse gases (ges) : B

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