



Price on request

## Buying villa

6 rooms

Surface : 135 m<sup>2</sup>

Surface of the living : 47 m<sup>2</sup>

Surface of the land : 3300 m<sup>2</sup>

Year of construction : 2008

Exposition : Plein sud

View : Campagne

Hot water : Electrique

Inner condition : Good

External condition : Good

Couverture : Tiling

### Amenities :

Piscine 9 x 4m, Bedroom on ground floor, Double Glazing, Automatic Watering, Laundry room, Automatic gate, Calm

4 bedroom

1 terrace

1 bathroom

2 showers

3 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Fees and charges : T.T.C



## Villa Eygalières

Just minutes from the village, in the countryside, in a peaceful setting, Beautifully built home featuring quality finishes and materials, a 40 m<sup>2</sup> garage, and a 150 m<sup>2</sup> professional space. The ground floor offers a spacious living room with a fully equipped kitchen, pantry, a bedroom with its own shower room and toilet. Upstairs, the master bedroom includes a shower room and toilet, while two additional bedrooms share a bathroom and have separate toilets. Terrace with a gazebo extended by a covered terrace, independent office/workshop (22 m<sup>2</sup>) with a water point. The professional area includes an office, garage for equipment and vehicles, a mezzanine for storage, and toilets. The property's main highlight is the swimming pool area (9 x 4 m), completely private and secluded, featuring a large partially covered terrace and a beautiful landscaped and flowered garden (with no overlooking from the professional section). The 3,300 m<sup>2</sup> plot is fully enclosed. The entire property is in impeccable condition. Ref. : 685V213M - Mandat n°168



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.net](http://www.alpilles-luberon-immobilier.net)

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