



Renovated house

MALLEMORT (13)

285 000 €*

* Agency fees to be paid by the seller



67 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

The secure Pont Royal estate is renowned for its exceptional living environment. Between preserved nature and quality infrastructure, you will have access to numerous advantages. Whether it is to practice sporting activities, enjoy the surrounding nature or simply relax, you will find what you are looking for in this area. RARE ON THE ESTATE I am offering for sale a descending duplex house completely renovated in 2019, located on a corner, in a hamlet of 15 lots. with great amenities, in a privileged location, this house has all the assets to seduce you. The first level opens onto a reception hall with significant storage space and leads you via a corridor to THE NIGHT AREA: which consists of a spacious master bedroom with its integrated Italian shower, and a second bedroom. The bathroom is equipped with all the necessary elements for your daily comfort. A descending staircase takes you to the living room THE DAY SPACE with beautiful light thanks to its south orientation, the choice of tiling and materials contribute to the clean line of this room The equipped, open and contemporary kitchen is a centerpiece with its dining island a utility room/laundry room, very practical, completes this level THE OUTDOOR SPACE: fully enclosed offers a tiled terrace surrounded by plants. the corner garden will be arranged according to your tastes and desires with a planted terrace PLUS SIDE: you will have the chance to cool off in the private swimming pool of the co-ownership. to park below the property You will appreciate the air conditioning with a ducted system, the complete renovation of each room, the mosquito nets and the fact of putting down your suitcases when you come home! you will be able to enjoy optimal comfort on a daily basis. In conclusion, do not hesitate to contact me for more information on this rare property. Nombre de lots de la copropriété : 15, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 2100€ soit 175€ par mois. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

** ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Fabienne BORDONE

MALLEMORT (13370)

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 835509

Property type Renovated house

Year of construction 2004

Exposure South

View Vue sur Jardin

SURFACES

Living space 67 m²

Surface Carrez Law 67.25 m²

Living room surface 30 m²

Land surface 161 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 15

Condominium fees 175 €/mois

Share of expenses 2 100 €

COMPOSITION

Number of rooms 3

Number of bedrooms 2

Number of bathrooms 1

Toilets count 1

Washrooms 1

Terrace 1

DPE/GES

DPE 121

GES 3

APPENDIX

Parking extérieur

Parking space 1

Videophone Non

SERVICES

Air conditioning Yes

Heater climatisation réversible

Kitchen aménagée

Swimming-pool Yes