



## Semi-detached house

SALON DE PROVENCE (13)

**350 000 €\***

\* Agency fees to be paid by the seller



85 m<sup>2</sup>



4 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

In a very popular area of Salon, come and discover this house and its exterior, a real favorite in terms of layout, comfort and design; after an entrance hall with a room with a separate toilet and a large dressing room, we discover the 32m<sup>2</sup> living space, a real cocooning gem with a contemporary wood stove which creates the atmosphere; a bay window and a French window illuminate the room with southern light. A 9 m<sup>2</sup> American kitchen equipped with great fittings, just as stylish, opens onto the living room. Behind the kitchen there is access to a 15m<sup>2</sup> laundry garage, well optimized in terms of storage, with machine water inlets. We can't resist going out any longer to discover the outdoor space, a real tropical garden terrace, of 90m<sup>2</sup>. two small modern glass roofs have been installed, one serves as a mini winter garden, the other accommodates a large spa. Let's now go upstairs, where a landing leads to three bedrooms between 10.5 and 12 m<sup>2</sup>, all equipped with large dressing rooms. A bathroom and its contemporary walk-in shower, a separate toilet completes the floor. The comfort of the house is ensured by reversible air conditioning to which is added the pleasant warmth of the high-performance wood stove; The house has been equipped with a home automation system which allows you to automate and program the electrical zones of the house. A stone's throw from all amenities, not overlooked, come and visit, like us you will fall in love! Contact Sylvie Grunder El real estate advisor on 06 66 44 77 37 or [sylvie.grunder@capifrance.fr](mailto:sylvie.grunder@capifrance.fr) Nombre de lots de la copropriété : 6, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(eau comprise) : 1200€ soit 100€ 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](http://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!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 835141

Property type ..... Semi-detached house

Year of construction ..... 2010

Exposure ..... South

View ..... Vue sur Jardin

### SURFACES

Living space ..... 85 m²

Living room surface ..... 32 m²

Land surface ..... 165 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 6

Condominium fees ..... 100 €/mois

Share of expenses ..... 1 200 €

### COMPOSITION

Number of rooms ..... 4

Number of bedrooms ..... 3

Toilets count ..... 1

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 139

GES ..... 3

### APPENDIX

Parking ..... extérieur

Parking space ..... 2

Garage ..... 1

Videophone ..... Non

### SERVICES

Air conditioning ..... Yes

Heater ..... climatisation réversible

Heater ..... bois

Kitchen ..... américaine