



Town house

SALON DE PROVENCE (13)

610 000 €\*  
\* Agency fees to be paid by the seller



174 m<sup>2</sup>



8 pièce(s)



5 chambre(s)

## PROPERTY DESCRIPTION

In the city center of Salon-de-Provence, just 600 m from the Château de l'Emperi, here is a charming and large town house from the 1940s which was completely renovated in 2020 and has a garage, a cellar as well as 2 terraces. Its 174 m<sup>2</sup> of living space offer all the modern comforts (air conditioning, double glazing, etc.) with a C-shaped DPE, while retaining the charm of bourgeois houses in Salone (high ceilings, solid parquet flooring, moldings, etc.). On the ground floor you will find a living/dining room area of 43m<sup>2</sup>, a modern independent kitchen as well as a master bedroom (15.8m<sup>2</sup>), an adjoining office (11m<sup>2</sup>) and a contemporary bathroom. The upstairs has 4 further good sized bedrooms, a family bathroom and a separate toilet. It is the ideal house for a large family loving city life, the charm of the old combined with modernity, and all without work!

Fees are the responsibility of the seller.

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 ..... 842194

Property type ..... Town house

Year of construction ..... 1940

Exposure ..... TRAVERSANT E-W

View ..... Vue sur Jardin, sur Ville

### SURFACES

Living space ..... 174 m²

Living room surface ..... 44 m²

Land surface ..... 247 m²

### COMPOSITION

Number of rooms ..... 8

Number of bedrooms ..... 5

Number of bathrooms ..... 1

Toilets count ..... 2

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 110

GES ..... 3

### APPENDIX

Parking ..... couvert

Parking space ..... 1

Garage ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Air conditioning ..... Yes

Heater ..... climatisation réversible

Heater ..... pompe à chaleur

Kitchen ..... équipée



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