



House

SAINT CHAMAS (13)

315 000 €*

* Agency fees to be paid by the seller



90 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

In a very quiet residential area of Saint Chamas, come and discover this house and its pretty garden, sheltered from everything overlooked. After the electric gate we discover a pretty landscaped courtyard, allowing parking at least two vehicles before entering the house. After a bay window airlock we access the living space of the house, made up of a very large kitchen of 18.39m², a real living space which opens onto a covered terrace with the appearance of a mini veranda, ideal for winter lunches when it is closed and extension of the terrace in summer when it is open. Let's now discover the living room which benefits from high ceilings and opens through two French windows onto the courtyard and the first garden space of the house, to the south. The level is completed by an independent WC. Let's now access the first floor where a landing serves three bedrooms from 9.3 to 12 m², a bathroom and a separate toilet. The comfort of the house is ensured by a gas boiler and its buried tank, high-quality tilt-and-turn double-glazed windows and reversible air conditioning in the living room and two bedrooms. The house was particularly well insulated. Let's now go down to sunbathe on the 30 m² terrace, facing the well-fenced garden with swimming pool, before reaching one of the major assets of the house: its 25m² closed garage, which beyond protecting your vehicles offers wide possibilities future... A cozy nest, easily adjustable, out of sight, in the quiet of a residential cul-de-sac: a guaranteed favorite! I will show you the place if you contact me on 06 66 44 77 37, Sylvie Grunder, Capifrance El sales agent, or by email: sylvie.grunder@capifrance.fr 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!



Perrine STAROT

**LANCON-PROVENCE
(13680)**

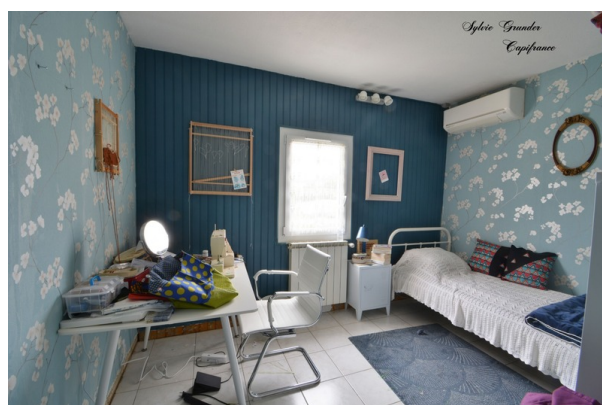
Agent

RSAC : 953 229 416 00011

Courts service city : SALON
DE PROVENCE

(+33)6 66 51 90 54

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 845900
Property type House
Year of construction 1985

SURFACES

Living space 90 m²
Living room surface 22 m²
Land surface 358 m²

COMPOSITION

Number of rooms 4
Number of bedrooms 3
Number of bathrooms 1
Toilets count 1
Terrace 1

DPE/GES

DPE 163
GES 26

APPENDIX

Parking couvert
Parking space 3
Garage 1
Videophone Non

SERVICES

Air conditioning Yes
Heater climatisation réversible
Heater gaz
Kitchen équipée