



950 000 €

**Buying house**

**3 rooms**

**Surface : 134 m²**

**Surface of the land : 455 m²**

**Year of construction : 1856**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Amenities :**

City water, Piscine 4x6 chauffée, à débordement, au chlore, Sol chauffant et..., fireplace, Menuiserie double vitrage PVC, climatisation gainable à l'étage, Automatic gate, intercom, Jacuzzi

2 bedroom

1 terrace

1 bathroom

2 WC

1 garage

2 parkings

**Legal information**

950 000 € fees included

6,38% VAT of fees paid by the buyer (893 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House 665 s Paradou

In the heart of a charming and well-preserved village in the Alpilles, just five minutes from Maussane-les-Alpilles, discover this delightful stone village house, perfectly located just steps from shops while enjoying complete tranquility. Fully and carefully renovated, this house of approximately 130 m² captivates with its high-quality finishes and warm atmosphere. It opens onto a bright, beautiful kitchen, extended by a spacious terrace leading to a heated infinity pool nestled against a stone wall, offering an unobstructed view of the pine forest and a distinctly Provençal ambiance. A jacuzzi completes this outdoor space, ideal for relaxation. The living room, cozy and elegant, benefits from abundant natural light thanks to its south-facing orientation and features a fireplace, perfect for winter evenings. The house includes a bathroom with shower and bathtub, two large bedrooms upstairs, as well as a third room of about 9 m², ideal for...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1580 and 2210 € (reference year 2021, 2022 et 2023)  
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