



1 995 000 €

**Buying house**

**9 rooms**

**Surface : 302 m²**

**Surface of the living : 52 m²**

**Surface of the land : 2169 m²**

**Year of construction : 1970** rénovée en 2025

**Exposition : Sud**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Eau de ville, canal, Piscine 4x10 Pompe à..., Au chlore, aluminum joinery, Cheminée possible, Jardin clos arboré,...

6 bedroom

1 terrace

2 bathrooms

4 show ers

6 parkings

**Legal information**

1 995 000 € fees included

5,00% VAT of fees paid by the buyer (1 900 000 € 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 430 A Maussane-les-Alpilles

Maussane-les-Alpilles just steps from the village and its shops, in a peaceful setting with unobstructed, elevated views Beautiful family home fully renovated with taste, spacious rooms, a welcoming entrance hall, bright living room opening onto a terrace, featuring a charming open-plan kitchen, lovely master suite; upstairs, 3 bedrooms each with its own bathroom, one including a terrace. An independent garden-level apartment on the south side completes the house. Workshop, room that can be converted. Lovely landscaped garden with a 4X10 swimming pool Automatic irrigation fed by the canal, double glazing, underfloor heating, automatic gate, high-quality features

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A

Estimated annual energy between 1380 and 1910 € (reference year 2021,2022,2023)

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