



1 908 000 €

**Buying property**

**8 rooms**

**Surface : 140 m²**

**Surface of the living : 40 m²**

**Surface of the land : 3000 m²**

**Year of construction : 1985**

**Exposition : Sud**

**View : Jardin**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Eau de ville , forage, Piscine pool house, piscine 12x7, sel,, Menuiserie, bois, double vitrage,pvc, Jardin clos arboré, Automatic gate, Visiophone, interphone,...

**Legal information**

1 908 000 € fees included

6,00% VAT of fees paid by the buyer (1 800 000 € 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).



**Property 624 Eyragues**

Just a few minutes' walk from the heart of the village of Eyragues, this characterful property, built in the 1990s, blends harmoniously into a green and peaceful environment of almost 3000 m². Behind its beautiful stone facade lies a meticulously maintained home, designed to provide a comfortable and functional living environment. The interior space includes three bright bedrooms, a versatile office (easily converted into an additional bedroom), as well as a laundry room and a convenient garage. The main living space, bathed in light thanks to its south-facing exposure, opens onto the outdoors and offers a welcoming atmosphere. The house benefits from excellent thermal comfort thanks to the double glazing throughout and air conditioning, although its location naturally keeps it cool in summer. The richly planted garden features a large terrace, ideal for relaxing moments or family meals. The swimming pool, elegantly integrated into the...

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