

4 780 000 €

**Buying house**

**Surface :** 220 m<sup>2</sup>

**Surface of the land :** 32375 m<sup>2</sup>

**Year of construction :** 1976

**Exposition :** Ouest

**View :** Alpilles

**Hot water :** Electrique

**Inner condition :** good

**External condition :** a refresh

**Couverture :** Tiles and flat

**Amenities :**

bedroom bungalow , 6x12 pool, bungalow ,  
to renovate



### House 362S Saint-Rémy-de-Provence

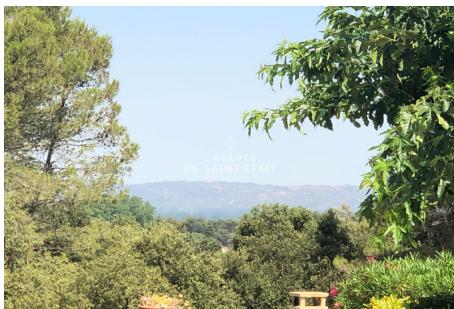
Exceptional, In the heart of the Alpilles, in a preserved environment. Opulent architect house of the 70s, good construction but to update entirely, overlooking a beautiful park and comprising, living room with fireplace, kitchen, 2 bedrooms, 2 bathrooms, office 30 m<sup>2</sup>, and two rooms (guest room), Workshop 45m<sup>2</sup>. Laundry and cellar, garage portal auto. Heated veranda and 40 m<sup>2</sup> independent apartment (not occupied but still in use) two other garages. 3.2 ha fenced and planted land, vineyard, fruit trees and olive trees, drilling, pool 6X12 Price 850 000 euros plus 4000 € monthly income, life on two heads (Ms. 99 and Mr 91 years)

**Legal information**

4 780 000 € fees included

6,22% VAT of fees paid by the buyer  
(4 500 000 € 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).

Energy class (dpe) : D - Emission of greenhouse gases (ges) : F  
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**Protocole COVID** : Vendeur et visiteur portent un masque pendant la visite et utilise leur propre gel hydro alcoolique. Visites: 30 minutes max, (1 par demi-journée) 1 personne max, aérer les pièces 15mn avant et après. Échangez les docs par emails. Les visiteurs ne doivent rien toucher. Respectez la distanciation physique. Pièces infé à 10m<sup>2</sup>: 2 personnes max. Chacun utiliser son gel hydro alcoolique et utiliser son propre stylo. Si vous avez un doute (fièvre, toux etc.) il vaut mieux reporter la visite.