

798 000 €

For sale villa

6 rooms

Surface : 218 m<sup>2</sup>

Surface of the living : 53 m<sup>2</sup>

Surface of the land : 5769 m<sup>2</sup>

Year of construction : 1984

Exposition : Sud est

View : Panoramique

Hot water : Gaz

Inner condition : a refresh

External condition : good

Couverture : tiles

Features :

Fireplace, Calm

4 bedroom

3 terraces

1 bathroom

2 showers

3 WC

1 garage

4 parkings

1 cellar

Legal information

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Villa 2498 Gattières

A true gem, this 218 m<sup>2</sup> Provencal villa located on a vast plot of 5769 m<sup>2</sup>, suitable for a swimming pool, offers an exceptional panoramic view. It consists on the ground floor of a 53 m<sup>2</sup> living room - arranged in 3 spaces: a lounge, a library area and a dining room -, a spacious independent kitchen of 23 m<sup>2</sup> with two pantries, a shower room, a separate toilet and a bedroom. Upstairs, we find three bedrooms, one with a terrace, a bathroom, a separate toilet. A beautiful 26 m<sup>2</sup> studio with terrace and separate entrance is on the upper level. Possibility of reopening the direct access from the house to this outbuilding via the upstairs corridor. A large garage of 28m<sup>2</sup> is added to this property. Possibility of parking several cars there. Refreshment work to be planned!

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