



580 000 €

Buying villa

5 rooms

Surface : 135 m²

Surface of the living : 54 m²

Surface of the land : 1537 m²

Year of construction : 1970

Amenities :

pool, double vitrage, 1 parking en box

4 bedroom

1 terrace

1 bathroom

1 shower

3 WC

1 parking

Energy class (dpe) : F

Emission of greenhouse gases (ges) : C

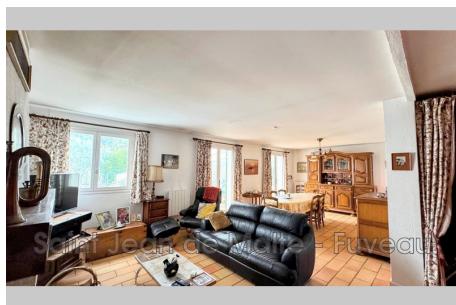
Document non contractuel

10/05/2025 - Prix T.T.C



Villa Ref. : 793V2126M Châteauneuf-le-Rouge

Located in a sought-after area of Chateauneuf le rouge, this villa to renovate offers a pleasant living environment and great development potential. With a living area of 135 m² (excluding veranda, garage and unfinished basement), it consists of an entrance hall with cloakroom, a 38m² living room with fireplace opening onto a 25m² veranda, a separate kitchen, three bedrooms including a master suite and a shower room. The semi-buried basement consists of a fully furnished part with a living room/office, bedroom and toilet of 32m² and a rough part of 50m², a garage of approximately 20m² adjoining the kitchen completes the property. The exterior, on a wooded and fenced plot of 1,537 m², has a beautiful swimming pool with unobstructed views of the Cengle plateau, as well as a summer kitchen, ideal for sunny days. Renovation work is required to restore this property to its former glory and make it a home that reflects your image. A rare, calm and green setting, just a few minutes from Aix en Provence. Possible extension by raising the roof. Selling price: €580,000 hai (agency fees included, fees payable by the buyer). Energy class: DPE F Estimated annual energy expenditure for standard use: between €3,100 and €4,270 (reference year: 2021).



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Document non contractuel - Barème de prix disponible sur notre site internet

Visite réalisée en accord et parfaite connaissance des parties pendant la période du Covid-19 et dégage de toutes responsabilités l'agence sus nommée et ses collaborateurs. (Gel et masque)