

# Quality

## IMMOBILIER

Tél. 06 12 11 40 25 - Optez pour la qualité - [www.quality-immobilier.com](http://www.quality-immobilier.com)

**405 000 €**

**For sale villa**

**4 rooms**

**Surface : 80 m²**

**Surface of the living : 25 m²**

**Surface of the land : 285 m²**

**Year of construction : 1972**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : A rafraîchir**

**External condition : good**

**Couverture : tiles**

**Features :**

pool, fireplace, Bedroom on ground floor,  
double glazing, calm

3 bedroom

2 terraces

1 bathroom

2 WC

1 garage

1 parking

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : E**

Document non contractuel

30/04/2025 - Prix T.T.C



### Villa 718 Puyricard

Puyricard / Close to the axes to AIX and PERTUIS Pretty little family house on one level, in a quiet condominium. She offers : n independent separate garage, assigned parking, plus visitor parking. At the end of the cul-de-sac, access via a small garden to the villa, with: entrance, office, living room with fireplace and 2 French windows, opening onto terrace and garden to the south. Hallway, independent equipped kitchen, independent toilets, 3 beautiful bedrooms with storage cupboards, a bathroom with double sink bathtub and toilets. (one of the bedrooms opens with French window onto the garden). The house requires refreshing, but already benefits from good insulation, it is connected to the mains sewer. Property tax of €1,119/year City gas boiler for central heating and hot water recent and which has just been serviced.

**Fees and charges :**

Annual current expenses 488 €

Well condominium

405 000 € fees included



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