

€ 460 000

**Buying villa**  
**5 rooms**  
**Surface : 141 m<sup>2</sup>**

**Surface of the living : 45 m<sup>2</sup>**  
**Surface of the land : 2331 m<sup>2</sup>**  
**Year of construction : 2004**  
**View : Panoramique**  
**Hot water : Electrique**  
**Inner condition : good**  
**External condition : good**

**Amenities :**  
pool, double glazing, Climatisation, calm

3 bedroom  
3 terraces  
1 shower  
1 WC  
5 parkings

**Energy class (dpe) : C**  
**Emission of greenhouse gases (ges) : A**

**Fees and charges :**  
460 000 € fees included

27/04/2024 - Prix T.T.C



### Villa Tourves

In the heart of Provence Verte, in the very pretty village of TOURVES, we present this detached house in a dominant position built in 2004, consisting of two lots with a total area of approximately 141m<sup>2</sup>. The property is arranged as follows: - On the 1st floor: A main house with an area of approximately 94 m<sup>2</sup> type 5 including, a fitted kitchen of 15 m<sup>2</sup> open to a living room of 30 m<sup>2</sup> with wood stove giving access to two terraced terraces, two bedrooms of 13 and 21 m<sup>2</sup> (with cupboards) including one with private terrace, an office or children's room of 7m<sup>2</sup> and a bathroom with walk-in shower and toilet. - On the ground floor: A type 3 independent furnished apartment with an area of 47m<sup>2</sup> including a living room - dining room, a fully equipped separate kitchen, two bedrooms, a bathroom with toilet, a terrace and a two parking spaces. This apartment is currently rented for a monthly report excluding charges of €690. Outside, you will find very beautiful spaces laid out on the hillside, a relaxation area with a wooden chalet, a semi-buried above-ground swimming pool as well as a corner to set up your garden furniture and rest in a hammock while observing the panoramic view offered by this property. The entire villa is equipped with double glazing. The main house benefits from a mixed heating system with reversible air conditioning and a wood stove, while the apartment is heated by electric inertia radiators. The sanitation of the property is done by a very functional septic tank to be brought up to the latest standards and it

