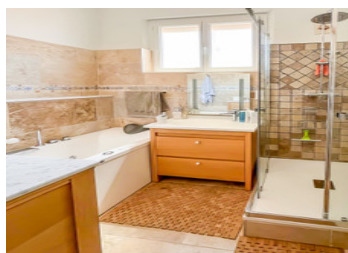
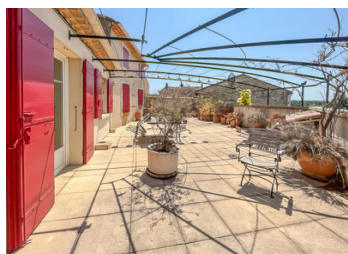


150 m2 village house with 4 bedrooms, 2-car garage and 80 m2 terrace



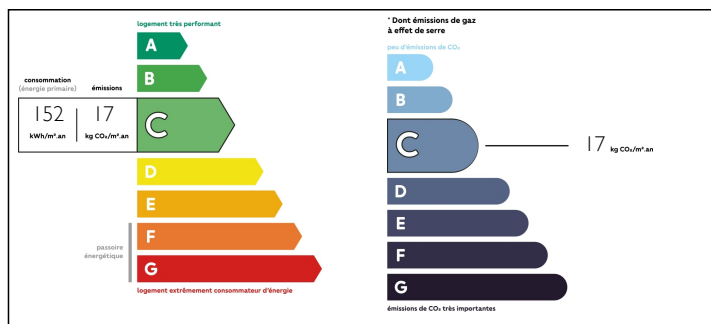
## INFORMATION

Town:	Lançon-Provence
Department:	Bouches-du-Rhône
Bed:	4
Bath:	2
Floor:	150.18 m2
Plot Size:	82 m2

## IN BRIEF

Lançon-de-Provence : 150 m2 R+2 village house comprising, on the first floor, a 27.32 m2 porch with parking for two vehicles, a 36.73 m2 boiler/laundry room, a 20.24 m2 entrance hall, and, on the 1st floor, a 32.35 m2 lounge/living room, a cupboard, a 12, 93 m2, a 82.42 m2 terrace, corridors, a WC, a shower room, an office, two bedrooms of 17.51 m2 and 13.65 m2, one of which is used as a dressing room, and on the 2nd floor two bedrooms of 14.91 m2 and 10.07 m2, a WC, a bathroom with shower and bath, and corridor. The house is co-owned with a business on the first floor. This 1940 dwelling benefited from an extension in 2014 with all administrative authorizations and has been largely renovated. No work is required. The town gas heating system is faultless. The attics have been insulated, bringing the ECD letter to C...

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

I invite you to discover this 150 m<sup>2</sup> house (excluding outbuildings, porch, terrace, boiler room-workshop-laundry room-cellar) ideally located in the village of Lançon-de-Provence. Its large 82 m<sup>2</sup> terrace lets you enjoy the peacefulness of the village and spend quality time with family and friends. Its 4 bedrooms are ideal for a large or blended family. The kitchen and living room offer 45 m<sup>2</sup> of living space, with access to the terrace on the 1st floor and an unobstructed view over the rooftops. The gas-fired heating system complies with current standards, and is complemented by air-conditioning. The DPE is C, the attic has been insulated and the windows and French doors are double-glazed PVC. The ground-floor room is ideal for your workshop, and the private porch offers ample parking for your 2 vehicles, sheltered from the sun. You benefit from all the advantages of the city center without the constraints. Once you've parked, you're within walking distance of everything you need: restaurants, cafés, stores, doctors, pharmacy, grocery stores, etc. The house is in excellent condition, so all you have to do is put your furniture down. It is co-owned with a business on the ground floor, but the two spaces are quite distinct. Minor electrical work may be required.

If you dream of living in Provence and don't want to maintain a garden to spend more time with friends and family, or to go for a walk, this is the house for you.  
Every...

## LOCAL TAXES

**Taxe foncière: 1588 EUR**

## NOTES