

315 000 €

House for sale

4 rooms

Surface : 70 m<sup>2</sup>

Surface of the living space : 16 m<sup>2</sup>

Surface of the land : 1000 m<sup>2</sup>

Year of construction : 1969

Exposure : Sud

View : Jardin

Hot water : Electrique

Indoor condition : A rénover

Outdoor condition : a refresh

Cover : tiles

Benefits :

fireplace, Bedroom on ground floor, Calme

2 bedroom

1 terrace

1 bathroom

1 WC

2 garage

Document non contractuel

21/12/2024 - Prix T.T.C



### House Velleron ref. 846V1354M - mandat n°806

ESTATE ASSUMED on 11/30/2023 We hereby ask you to find the estimate of your property, knowing that in the event of a mandate, the price remains at your discretion. The estimated property is a villa dating from the 70s. It is located on enclosed, wooded and maintained land of 2080m<sup>2</sup>, registered AP168 located at 703 Chemin de Cambuisson, 84740 Velleron.

This single-storey house of approximately 70 m<sup>2</sup> of living space over crawl space consists of an entrance with cupboard of 2.43 m<sup>2</sup>, a living room of 16 m<sup>2</sup>, a kitchen of 11.9 m<sup>2</sup>, 2 bedrooms of 11.88 and 11.94 m<sup>2</sup>, an independent toilet, a bathroom of 5.85 m<sup>2</sup>, a workshop of approximately 20m<sup>2</sup>, and an independent garage of approximately 34m<sup>2</sup>. A shell swimming pool is present on the land, but it is out of use. The water supply is by city water, however the sanitation system must be checked in order to confirm the connection to the sewer system and to rule out the use of a septic tank. Presence of a borehole for watering.

This property requires significant work to bring it up to technical standards (old joinery and single glazing, insulation to be redone, old oil boiler, septic tank not up to standard, etc.) as well as work to bring it up to date. This estimate is

