

**680 000 €**

**Buying villa provençale**

**Surface : 354 m²**

**Surface of the living : 48 m²**

**Surface of the land : 2747 m²**

**Year of construction : 1981**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : good**

**External condition : good**

**Amenities :**

pool, Pool house, jacuzzi spa, Cheminée,  
double glazing, Climatisation, Portail  
automatique, calm

7 bedroom

1 bathroom

4 showers

6 WC

**Legal information**

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Fees paid by the owner, no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



**Villa provençale 2166 Tourves**

Located on the outskirts of the village of Tourves, in Provence Verte, we offer this property built in 1981 and maintained, of 307 m² in total on 2341 m² of land with three rented outbuildings. It is composed as follows: A main house on two levels, over 166 m². Featuring, on the ground floor, a large veranda along two sides of a spacious 48 m² living room with pellet stove and reversible air conditioning, then an independent kitchen fitted with quality equipment (which could be open to the living room). after work). A half level of a few steps leads to the sleeping area with two bedrooms including a master suite of 15 m² with a bathroom of more than 4 m² equipped with a spa bath. An office, a pantry and a separate toilet. Upstairs, we find two attic bedrooms and a bathroom with WC. Three type 2 adjoining outbuildings generate €2,100 in monthly rental income, they are occupied by tenants on furnished leases. Outside, a 17x6 masonry swimming...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
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**TOURVES IMMOBILIER - Quartier Le Laou Route de Saint Maximin - 83170 Tourves**

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Carte professionnelle CPI 8301 2016 000 003 139 - SIRET 81482177300029 - Garantie financière : ASSURUP : 115 000 €