

PLAN-D'ORGON, PROVENCE - Sunny single-story villa, 2 bedrooms, large fenced garden, terrace, garage.

EXCLUSIVE



## INFORMATION

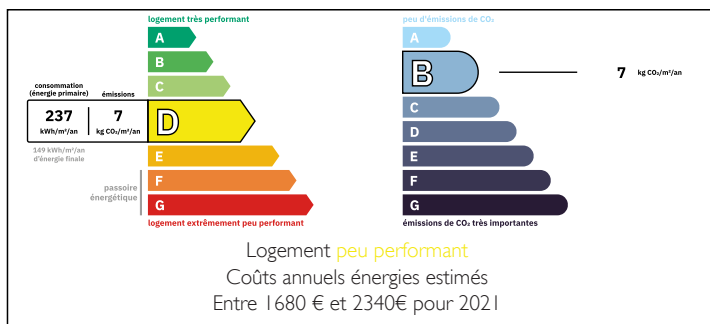
Town:	Plan-d'Orgon
Department:	Bouches-du-Rhône
Bed:	2
Bath:	1
Floor:	117 m2
Plot Size:	1076 m2

## IN BRIEF

Discover this spacious and well-maintained single-story villa in the peaceful village of Plan-d'Orgon, located in the heart of Provence. Ideal for families or those seeking comfort, privacy, and a quiet family lifestyle.



## ENERGY - DPE



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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

With a living area of 117 m<sup>2</sup>, this single-story villa features a generous living space including a cozy living room with a wood-burning insert fireplace, a dining room, a fully equipped kitchen, and a laundry room.

It also offers two spacious bedrooms, both with built-in closets, an office, and a recently renovated shower room with a separate WC.

A large, fully enclosed garden of 1076 m<sup>2</sup> provides plenty of room for outdoor activities, gardening, or simply enjoying the serene surroundings.

A greenhouse is included for your gardening hobbies, ideal for growing plants, flowers, or vegetables year-round. You will also have access to canal water to maintain the green spaces.

A spacious garage offers ample room for your vehicles, tools, and storage, adding extra convenience. In the basement, large cellars provide exceptional storage space, and a dedicated workshop is perfect for DIY enthusiasts or those with creative projects.

The home is equipped with a wood-burning fireplace insert, electric radiators, double paned windows in most of the house, and reversible air conditioning in the living/dining room.

## LOCAL TAXES

**Taxe foncière:** 1164 EUR

**Taxe habitation:** EUR

## NOTES

Ground floor:

--Living / Dining room: 38 m<sup>2</sup>

--Kitchen: 13 m<sup>2</sup>

--Bedroom 1 with closet: 14 m<sup>2</sup>

--Bedroom 2 with closet: 12 m<sup>2</sup>

--Shower room: 7 m<sup>2</sup>

--WC : 1,4 m<sup>2</sup>

--Office: 8m<sup>2</sup>

--Laundry room: 5 m<sup>2</sup>

--Terrace (south): 15m<sup>2</sup>

--Garage: 31 m<sup>2</sup>

--Cave 1: 45m<sup>2</sup>