

Ref: A33567EIB13

Price: 335 000 EUR

agency fees to be paid by the seller

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













INFORMATION

Town: Plan-d'Orgon

Department: Bouches-du-Rhône

Bed: 2

Bath:

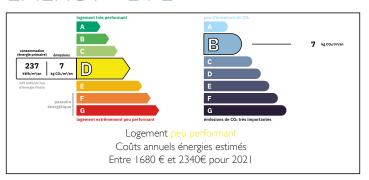
Floor: 117 m2

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.

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LOCAL TAXES

Taxe foncière: 1164 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

With a living area of 117 m², 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 m² 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.

Ground floor:

- --Living / Dining room: 38 m2
- --Kitchen: 13 m²
- --Bedroom 1 with closet: 14 m² --Bedroom 2 with closet: 12 m²
- --Shower room: 7 m²
- --WC: 1,4 m2
- --Office: 8m2
- --Laundry room: 5 m2 --Terrace (south): 15m2
- --Garage: 31 m2
- --Cave 1: 45m2

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