

## Charming Village Pied-à-Terre with Courtyard & Parking – Steps from Maussane's Picturesque Square



## INFORMATION

Town:	Maussane-les-Alpilles
Department:	Bouches-du-Rhône
Bed:	1
Bath:	1
Floor:	37 m <sup>2</sup>
Plot Size:	20 m <sup>2</sup>

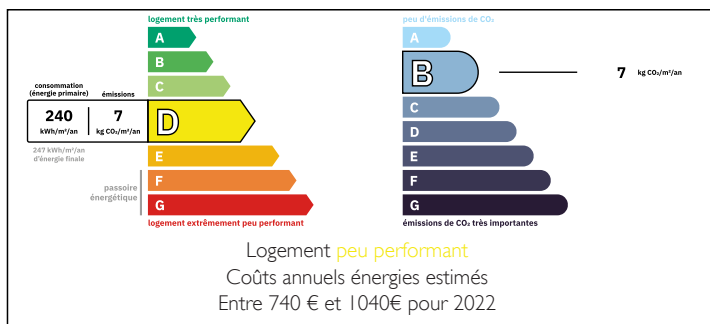
## IN BRIEF

Nestled on a quiet street just moments from Maussane's picturesque village square, this two-storey pied-à-terre combines charm and convenience. The ground floor features a welcoming living area with an open-plan kitchen, fridge space, and storage beneath the staircase. Step outside to a peaceful private courtyard — perfect for morning coffee or outdoor dining.

Upstairs, the spacious bedroom offers a bathroom with shower, basin, and toilet, plus a practical dressing cupboard. Air conditioning on both levels ensures comfort year-round.

A rare find with private parking, this property is ideal as a holiday home or low-maintenance base in Provence. With strong holiday rental potential, it also makes a smart investment.

## ENERGY - DPE



Contact us for more information and to arrange a

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

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière:	340 EUR
Taxe habitation:	EUR

## NOTES