

Old Provençal charm between Aix and Marseilles for this 5-room house in the heart of the village with garden



INFORMATION

Town:	La Bouilladisse
Department:	Bouches-du-Rhône
Bed:	4
Bath:	1
Floor:	86.43 m2
Plot Size:	100 m2

IN BRIEF

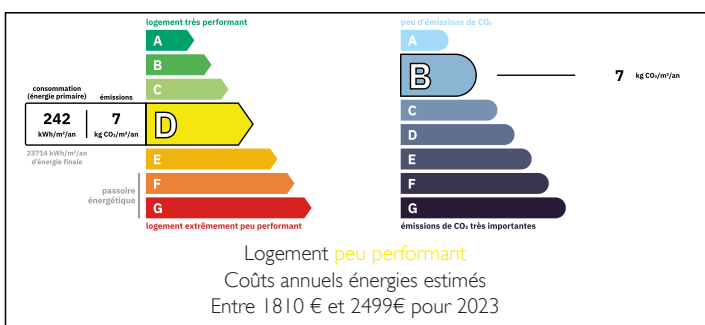
This charming house with its exposed beams and brick vaulted ceiling is ideal for a family home or a pied-à-terre in Provence, with direct motorway access to Aix or Marseille in 30 minutes.

The property is located on the ground floor and 1st floor of a small old building with 6 lots over 2 floors, but is organized like a real house with its two independent entrances and its garden to be landscaped.

It is composed as follows: On the ground floor, a large living room with an open-plan kitchen to be converted, a room with a street-side entrance corresponding to the original, currently equipped kitchen with WC that could be converted into a master suite, and an adjoining independent room currently being renovated that could be used as independent professional premises or attached to the living room. Upstairs, a hallway,...

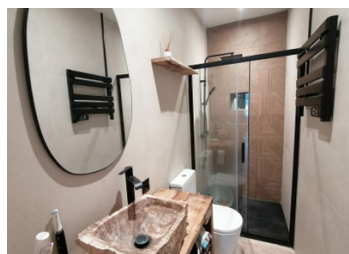


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 800 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Outside, the garden offers a terrace area ideal for relaxing and barbecuing in the shade of the hundred-year-old walnut tree. An attached garage, a cellar and parking space for two vehicles along the access road complete this property.

Features :

The property faces south-west and is bright.

The plumbing and electricity have been redone

It is equipped with an electric storage stove (3 years old), electric convectors and reversible air conditioning upstairs, PVC windows, one of which has an electric roller shutter (new kitchen to be fitted), Provencal wooden shutters (double thickness wood), the floors have been redone in laminate and the new kitchen to be fitted has a magnificent Egyptian stone floor.

Surface areas in m2 :

Living room : 25,65 - Hallway : 2,72 - Bedroom 1 : 10,2 - Shower room/WC : 3,1 - Bedroom 2 : 11,05 - Bedroom 3 : 8,9 - Ground floor room : 12,15 - Ground floor kitchen : 12,66 - Outside room : 12,4 - Garage : 13,03

Co-owned building of 6 units

Provisional annual charges: 200€

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