

# Le Val, 335 m2 villa on a 6300 m2 plot of land

Price : € 650.000



**Rooms :** 7  
**Views :** Garden

**Bedrooms :** 4  
**Land Area :** 6290m<sup>2</sup>

**Bathrooms :** 3  
**Reference ID :** 1103 / 1103

**Sqft :** 200 m<sup>2</sup>

**Type :** House

1,5 km from the centre of Le Val, charming provencal villa offering exceptional volumes: 200 m2 habitable space and additional 135 m2 of which a large 86 m2 garage. A long alley edged with olive trees leads to the property, at the ground floor: an entrance hall with dressing, a living room (with fireplace) and dining room with cathedral ceilings continued by a large fully fitted kitchen, a storeroom, 4 bedrooms, a study, a bathroom, a shower room, at the 1st floor: a large master ensuite with shower room and dressing room. 86 m2 garage, laundry room, cellar, independent room, pool house, concrete heated swimming pool (9\*4) with electrical cover, central underfloor gaz heating system (new boiler) , the land (more than 6000 m2) is enclosed on the 2rd of it, the rest is going up on the hill.

Information on the risks to which this property is exposed is available on the Géorisques website : [georisques.gouv.fr](http://georisques.gouv.fr)

## Features :

Water softener

Air-conditioning

Fireplace

Double glazing

Electric gate

Swimming pool

## Area`s:

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IBAN : FR76 1460 7003 8760 1217 2279 814  
BIC : CCBPFRPPMAR  
TVA intracommunautaire : FR28752484360  
SIRET : 752 484 360 00017 – SAS capital de 1000 €

|                          |                  |                    |               |
|--------------------------|------------------|--------------------|---------------|
| 1 Land                   | 1 Pool house     | 1 Maintenance room | 1 Lavatory    |
| 1                        | 1                | 1 Living-room      | 1 Dining room |
| 1 Kitchen                | 1 Storage room   | 1 Bathroom         | 1 Bedroom     |
| 1 Bedroom                | 1 Bedroom        | 1 Study            | 1 Garage      |
| 1 Laundry room           | 1 Shower room    | 1 Cellar           | 1 Bedroom     |
| 1 Shower room / Lavatory | 1 Walk-in closet |                    |               |

**Nearby:**

Town centre (1.5 km)

Shops (1.5 km)

**Energy - Conventional consumption Class : C**

**Energy - Emissions estimate Class : C**

**Land Value Tax : 2.489 € / year**

**Energy - Conventional consumption : 116 kWh/m<sup>2</sup>.year**

**Energy - Emissions estimate : 14 kg éqCO<sub>2</sub>/m<sup>2</sup>.year**



See more

<https://www.immo.azurpavillon.com/listing/le-val-335-m2-villa-on-a-6300-m2-plot-of-land-7421553>