

177 m2 house with 10 rooms and ground floor outbuilding, 4 bedrooms, 2 offices, 6 x 12 swimming pool on 2594 m

EXCLUSIVE



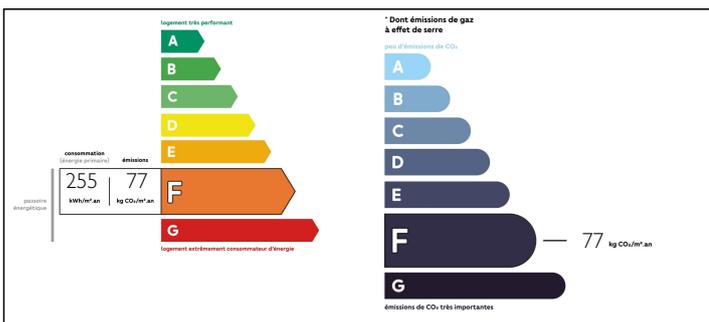
INFORMATION

Town:	Cornillon-Confoux
Department:	Bouches-du-Rhône
Bed:	4
Bath:	2
Floor:	177 m2
Plot Size:	0 m2

IN BRIEF

Comillon-Confoux (13) exclusive : 177 m2 house on 2500 m2 of land comprising 2 single-storey dwellings with 1 bedroom upstairs and 2 independent entrances and parking. Internal communication. The house is modular and you can choose to live in one part or another according to your needs. The 1st part comprises an entrance hall, kitchen and utility room, dining room, lounge with fireplace, living room, bathroom, WC and bedroom. The 2nd part comprises 3 bedrooms, one with en suite bathroom/WC on the ground floor and one upstairs, 2 offices (one of which can be used as a kitchen as in the past) and a large living room with fireplace. On the ground floor, there's a lovely garage with a 37 m2 workshop and a 10m2 boiler room. The main rooms are south-facing, overlooking the garden, terraces and traditional 6 m x 12 m swimming pool, 2.30 m deep. No nuisances.

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.



DESCRIPTION

This house is set in a large plot with a lovely garden. Private parking is available for your vehicles and those of your guests. This family home offers many possibilities, either to accommodate your parents, or one of your children who becomes an adult and needs his or her independence, or to rent part of the property on a seasonal basis (as a gîte) as the two living areas can be totally independent. The environment is very quiet, with no busy roads.

Translated with DeepL.com (free version)

GROUND FLOOR:

South-facing entrance hallway: 4.61 m²

Entrance cupboard: 0.32 m²

Open-plan fitted and equipped kitchen: 8.65 m²

Dining room: 12.47 m²

Hallway: 2.76 m²

Cupboard in hallway bedroom: 0.98 m²

Shower room: 4.50 m²

WC: 1.54 m²

Bedroom 1: 9.34 m² + wardrobes: 0.29 + 0.54 = 0.83 m²

Living room: 11.63 m²

Living room: 16.69 m²

2nd part of house Ground floor:

Entrance: 2.22 m²

Through bedroom 2: 13.24 m²

Study or Dressing room: 2.33 m² + cupboard: 1.39 m² i.e. total room: 3.72 m²

Glass pane office: 3.90 m² + 0.52 m² = 4.42 m²

Study suite: 8.04 m² (library)

Living room: 33.02 m²

Bedroom 3: 17.57 m²

En-suite bathroom: 3.11 m²

1st floor: Bedroom 4: 16.15 m² + cupboard: 1.55 m²

Terrace on 2nd floor: 16.25 m²

South terrace: 6.61 m² with covered area

West terrace: 9.70 m²

Garage: 30.36 m² + 7.58 m² = 37.94 m²

Boiler room: 10.67 m²

Swimming pool: 6 x 12 with steps min. 1.20 max.

LOCAL TAXES

Taxe foncière: **2090 EUR**

NOTES