LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47329GLG13 Price: 479 000 EUR

agency fees to be paid by the seller

Trets – Home with exceptional Sainte-Victoire views, 3 bedrooms, 4,100 m of land and DPE B

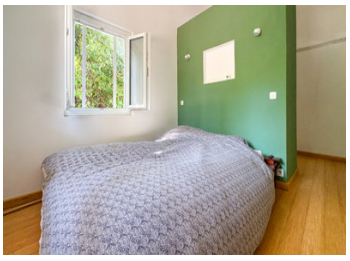














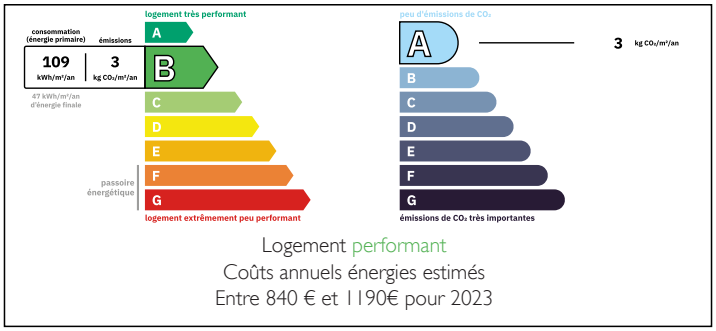
INFORMATION

Town:	Trets
Department:	Bouches-du-Rhône
Bed:	3
Bath:	2
Floor:	93 m2
Plot Size:	4100 m2

IN BRIEF

Just a few minutes from the centre of Trets, this property enjoys a rare and preserved setting. Set on more than 4,100 m² of naturally terraced land, it offers magnificent views over the Sainte-Victoire, changing with the seasons and the light so dear to Cézanne. The house offers approximately 93 m² of living space over two levels, with three bedrooms and several terraces. Significant energy-efficiency improvements have been carried out, resulting in an excellent DPE B rating. A privileged setting for those who love nature and open spaces, while remaining close to local amenities. A rare property worth discovering.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 840 € et 1190€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **1000 EUR**

NOTES

DESCRIPTION

Just a few minutes from the centre of Trets, this property enjoys a rare and preserved setting. Set on more than 4,000 m² of naturally terraced land, it offers magnificent views over the Sainte-Victoire, changing with the seasons and the light so dear to Cézanne.

The house offers approximately 93 m² of living space arranged over two levels.

Main floor:

fitted kitchen with dining area and pantry;
living room opening onto a terrace overlooking the grounds and Sainte-Victoire;
bedroom and bathroom with WC.

Garden level:

two bedrooms, one with direct access to a terrace;
separate WC.

Significant energy-efficiency improvements have been carried out, resulting in an excellent DPE B rating, including a heat pump with reversible air conditioning, double glazing, a thermodynamic hot-water system and roof insulation.

This property will particularly appeal to those looking for nature, open space and a privileged living environment, while remaining within easy reach of local amenities.

A rare property in a preserved setting, well worth discovering.

Agency fees are payable by the seller.

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

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