



## Detached House with Garden, Lovely Family Home



### Informazioni sull'Agente

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Specialties:	
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 347,913.51

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Provence-Alpes-Côte d'Azur
Città:	Arles
Cap:	13200
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### Descrizione:

**REDUCED** in price - Located in a small residential area between town and country. This charming house, built in 1990 on a fully fenced 389 m2 plot, is in excellent condition. The living area is 102.88 m2 on two levels. The interior layout comprises:

- Ground floor: a 38.74 m2 living room/dining room with open-plan kitchen.
- Upstairs: four bedrooms (9.32 m2, 10.55 m2, 11.20 m2, and 12.41 m2); a 5.66 m2 bathroom with a recently installed walk-in shower; and a 15 m2 garage.

The house is equipped with solar panels, generating €1,800 per year in electricity sold back to the grid.

Outside, there is a large 38 m2 covered terrace, which could be converted into a veranda or an extension of the living area.

The house features reversible air conditioning and a wood-burning fireplace.



A well and water softener complete the amenities, ensuring excellent energy efficiency.

Fibre optic internet is available throughout the neighbourhood.

Energy Performance Certificate (EPC) rating: C - Greenhouse Gas Emissions (GHG) rating: B

- Property tax is €1,760 a year.

This residential area is ideal for families, close to main roads leading to the city center of Arles, schools, sports facilities, and all shops.

The neighbourhood is served by the city's public transportation system.

The garden has space for a swimming pool; this already energy-efficient house will become an oasis of well-being for the whole family.

The department of the Bouches-du-Rhone is in the region of Provence Alpes / Cotes d'Azur in the South East of France and is an interesting and varied region for visitors to Provence, from the bustling centre of Marseille to the peaceful hillside villages, there is an abundance of beautiful coastal scenery and fascinating towns such as Arles and Aix-en-Provence to explore.

The Bouches-du-Rhone is situated in the south-west corner of the Provence Alpes / Cotes d'Azur region, on the Mediterranean coast and with the Languedoc-Roussillon region to the west. Marseille is the principal / capital city of the department.

Due to its diversity, the towns and roman monuments, the impressive scenic highlights, and its typically 'Provençal' character a visit to Bouches-du-Rhone has something of interest for both the first time visitors as well as seasoned property hunters looking for their dream home.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.



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## Comune

Camere da letto: 3  
Bagni: 1  
Dimensione del lotto: 389 mq

## Utility details

Heating: Sì

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.258.997

