



275 000 €

**Buying maison**

**4 rooms**

**Surface : 120 m²**

**Surface of the living : 28 m²**

**Surface of the land : 284 m²**

**Year of construction : 1980**

**Exposition : Sud**

**View : Cour**

**Hot water : Electrique**

**Inner condition : A rafraîchir**

**External condition : A rafraîchir**

**Couverture : Tuiles**

**Features :**

Chambre de plain-pied, Double vitrage

3 bedroom

1 bathroom

1 shower

1 WC

**Legal information**

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Maison 1159 Cavillon

Detached house located in a quiet residential area, close to all amenities, it features on the ground floor a living room with a pellet stove, air conditioning, a kitchen and dining area in an open layout, one bedroom, and a bathroom with a toilet. Upstairs, there are two bedrooms and a bathroom that still needs to be completed, with hardwood flooring in the bedrooms, all set on a 284 m² plot of land. Some finishing work is to be expected. Photovoltaic panels, with annual energy costs of €600. Two separate entrances.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 920 and 1300 € (reference year 2023)  
Document non contractuel - 05/09/2025

