

€ 468 000

Buying house

5 rooms

Surface : 155 m²

Surface of the land : 712 m²

Year of construction : 1954

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : Tuiles

Amenities :

pool, fireplace, Bedroom on ground floor, double glazing, calm

4 bedroom

2 terraces

2 bathrooms

2 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Fees and charges :

468 000 € fees included



House Les Angles

Les Angles, quiet residential area 5 minutes from Avignon on the Gard side. Welcome to this beautiful house from the 50s, completely renovated with great taste. It is nestled in a dead end in absolute calm on a large sunny and beautifully wooded plot of land with its swimming pool and shaded terrace. Completely refurbished and brought up to date with great amenities, it is spread over two levels, with a balcony upstairs. On the ground floor, there is a large living room with cathedral ceilings, this bright and comfortable living room, equipped with a wood stove, opens onto the terrace and the garden. The contemporary style kitchen is modern and fully equipped. Three bedrooms on one level, including a master suite and a bathroom. Upstairs, we discover a large office equipped with a balcony, a 4th bedroom and another bathroom. You can relax by the pool, organize outdoor barbecues and enjoy life in Provence. Its pergola sheltered under a magnificent wisteria invites you to rest. The property includes a spacious garage, offering practical storage space, as well as a garden shed. Located in a quiet and popular area, this house offers an ideal living environment for families. You will be just five minutes from Avignon, with easy access to schools, shops and public transport. Very good energy performance thanks to its reversible air conditioning by heat pump and its wood stove. Desjoyaux swimming pool 3.5 mx 7 m. Garage of 50 m² with workshop. A superb address to settle down with the family, in peace and with all the amenities of a big city. The commune of Angles is located opposite Avignon, on the other side of the Rhône. It is sought after for its tranquility and quality of life, as well as its immediate proximity to transport and major routes. You can reach the Avignon TGV station in less than 10 minutes, from where you ca...

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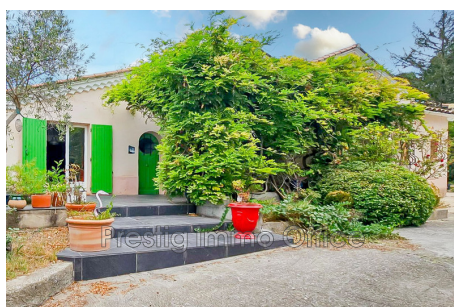
...n connect Paris in 2 hours 40 minutes, Marseille, Lyon and Montpellier in less than 1 hour 20 minutes. The A7 and A9 motorways are also a few minutes' drive away. A superb address to settle down with the family, in peace and with all the amenities of a big city. Contact: 06.18.92.17.77

Fees and charges :

468 000 € fees included

Ref. : 833V38M - Mandat n°964

09/05/2025 - Prix T.T.C



Prestig'Immo Office - 20 rue Saint Charles - 84000 Avignon

Carte professionnelle n°84012016000003388 - RCS 480017896

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