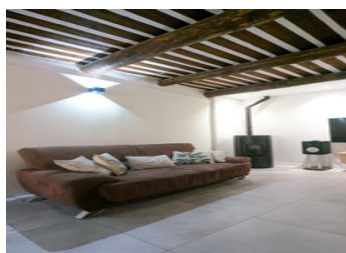


Stone village house of character of 135 m2 in R+2 in Miramas with 4 bedrooms and terrace of 27 m2



INFORMATION

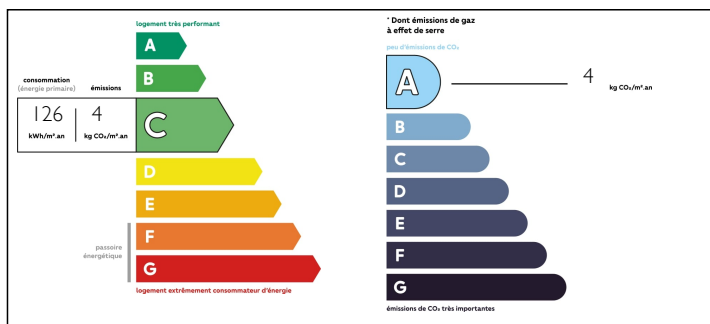
Town:	Miramas
Department:	Bouches-du-Rhône
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	27 m2



IN BRIEF

Miramas in the South East nearby Salon de Provence : Discover this characterful village house on 2 floors, ideal for a large family. On the ground floor, you enter a large living room heated by a pellet stove, opening onto a very large, functional, recently fitted and equipped kitchen. A vaulted stone cellar is located in the basement. On the 1st floor, a hall leads to a bathroom, WC, 2 bedrooms and a dressing room, and on the 2nd floor, you arrive in a through bedroom (formerly a kitchen) and a master bedroom with Italian shower and WC. This space opens onto a large terrace with summer kitchen and water point, where you'll enjoy the peace and quiet and a view over the rooftops. This is a very old house, with Provencal-style ceilings, wooden beams and exposed stone walls. Heating is electric, with air-conditioning on the 2nd floor. The new water...

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

Surface area and features of the house :

Basement:

- Cellar: $7.04 \times 3.22 = 22.74 \text{ m}^2$ (stone)

Ground floor:

- Entrance-Living room: $2.73 \times 8.76 = 24 \text{ m}^2$ - ceiling height: 2.61 m - Provencal-style ceiling with wooden beams - 1 glazed door with no view from outside to inside PVC DV NORD and 1 idem NORD IV tilt-and-turn window with shutter. Floors: Tiled - Walls: Paint and stone

- Kitchen-dining room: $8.94 \times 3.37 = 30.24 \text{ m}^2 + 0.63 \times 2.51 = 1.60 \text{ m}^2 = 31.84 \text{ m}^2$ - Fitted and equipped cuisinella kitchen with appliances: 1 Candy 2021 oven, 1 dishwasher, 1 Rosières induction hob, 1 Air Force hood.

1 PVC DV transom below with 1 IV PVC DV tilt-and-turn window above + 1 PVC DV IV tilt-and-turn window (film over windows to prevent being seen from outside). Radiator. Floor: Tiles - Wall: Paint and Stone

1st floor:

- Bathroom: $3.15 \times 1.79 = 5.65 \text{ m}^2 + 0.30 \times 1.72 = 0.53 \text{ m}^2 = 6.18 \text{ m}^2$ - Electric VMC - 2 washbasins "Cocktail Scandinave" - Washing machine connections - Towel dryer "Sauter" - Ceiling: 2.18 m - WC: $1.17 \times 0.97 = 1.14 \text{ m}^2$ - Wall-hung WC - Floor: Tiled - Wall: Paint - VMC

- Cupboard behind WC accessible from bedroom 1: New thermodynamic water heater

- Bedroom 1 (boy): $3.44 \times 4.57 = 15.75 \text{ m}^2$ - Floor: parquet-effect linoleum - Wall: paint and stone - Ceiling height: 2.35 beams and wood - 1 IV PVC DV NORTH tilt-and-turn...

NOTES