

# BY BLUE

## INTERNATIONAL REALTY

Lovely 170 m<sup>2</sup> house in MAZAUGUES



Mazaugues - 449 000 €

Ref. 85784304

Just a few minutes from the main motorway routes, this delightful house with 170 m<sup>2</sup> of living space, set in approx. 2,250 m<sup>2</sup> of enclosed, wooded grounds, benefits from a south-facing position and a privileged natural setting.

As soon as you enter, you are immediately charmed by the large living room with fireplace, offering a warm, bright living space. The large, independent kitchen is both functional and convivial. A utility room completes the space.

The sleeping area comprises four bedrooms with fitted wardrobes, a shower room with WC and a bathroom with shower, bath and WC.

Sheltered from view, the beautifully planted garden offers a peaceful and pleasant living environment. A secure, free-form swimming pool and summer kitchen area invite you to relax. There are several terraces to make the most of the outdoors, and a workshop and numerous lean-to buildings provide practical storage space.

A haven of peace for lovers of nature and serenity.

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Living area : 168.51 m<sup>2</sup>

Bedrooms : 4

Surface area of land : 2232.00 m<sup>2</sup>

Exposition : South

Rooms : 7

✓Swimming pool ✓Terrace

Property tax : 2 201 €

Fees payable by vendor

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