

265 000 €

Buying house

4 rooms

Surface : 103 m²

Surface of the living : 31 m²

Surface of the land : 400 m²

Year of construction : 1930

Exposition : Sud est

Hot water : Individuel

Amenities :

Cellar (surface): 24, Surf terrace. 25,
Reversible climate control, Proche centre
ville - calme et recherché, Transport: A54 -
A9 - A7 - Avignon TGV station - Tarascon
and Beaucaire train stations - Drac shuttle,
Proximity: Shops, schools, services within
walking distance, Garage area: 24, single
floor, Ref Cadastre : 30032000AO0021,
ground pool, double glazing, Water
distribution: INDIVIDUAL, Water Energy:
ELECTRIC BALLOON, cable

3 bedroom

1 terrace

1 shower

1 WC

1 garage

Legal information

5 parkings

Fees paid by the owner, no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



House 173-b Beaucaire

Discover exclusively at Serrano Immobilier Beaucaire, this charming 1930s/40s house, built on a crawl space and fully renovated recently. Single-story on a 407 m² plot, it offers nearly 102 m² of living space and captivates with a successful blend of vintage charm and modern comfort. Rated B for energy consumption and A for greenhouse gas emissions, it boasts excellent energy efficiency. Inside, you'll find an elegant entrance decorated with cement tiles, a spacious living area of over 30 m² with a new kitchen, three bedrooms including two around 15 m², a large walk-in closet that can be converted into an office or second bathroom, a renovated shower room, separate WC with hand wash basin, and a utility/laundry room, ideal for extra storage. Outside, enjoy a pleasant garden with two terraces: one sunny on the south side by the living room, the other shaded to the north, a large 25 m² garage with easy access, two vegetable garden areas, a...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A
Estimated annual energy between 860 and 1230 € (reference year 2000)
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