



# ADN Immo Conseil

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## Price on request

**For sale house**

**Surface : 109 m²**

**Surface of the land : 762 m²**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

### Features :

pool, Chambre de plain-pied, double glazing, Buanderie, calm

3 bedroom

2 bathrooms

2 WC

1 garage

2 parkings

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

15/08/2025 - Prix T.T.C



## House 171 Mallemort

FOR SALE, Domaine de Pont Royal, three-bedroom villa, 109 m², Pool, Garage  
ADN IMMO Conseil offers you for sale in the Domaine de Pont Royal, a three-bedroom villa on a plot of approximately 762 m². It is made up of two levels. On the garden level, you will find a living room with fireplace/dining area, an open kitchen, and a utility room. On the sleeping side, a master bedroom with wardrobes and an en-suite bathroom, plus a separate toilet. On the ground floor, there are two bedrooms with wardrobes, a bathroom, and a separate toilet. A 13 m² mezzanine that can be used as an office or an additional bedroom. A garage, a swimming pool. Annual fees: €1300. The generous spaces of this villa, along with its harmonious atmosphere, are sure to charm you. What we love - The spacious 41 m² living room - The three bedrooms with wardrobes - The 13 m² mezzanine - The parking space and garage. You are within walking distance of all activities in the heart of an exceptional environment. The Domaine de Pont Royal is secured by a 24-hour guard post. It is located between the Alpilles and the Luberon, close to some of the most beautiful villages. It is near major transport routes: the highway is 8 kilometers away, TGV stations in Avignon or Aix-en-Provence, and Marseille.

