



ADN Immo Conseil

☐ T. 04 90 50 72 55 ☐ WWW.ADNIMMOCONSEIL.COM



498 000 €

For sale house

4 rooms

Surface : 135 m²

Surface of the living : 30 m²

Surface of the land : 545 m²

Exposition : Est

View : Provence

Hot water : Gaz de Ville

Inner condition : good

External condition : good

Couverture : tiles

Features :

pool, double glazing, Automatic Watering

3 bedroom

2 show ers

3 WC

1 garage

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

30/04/2025 - Prix T.T.C



House 966 Rognes

ADN IMMO CONSEIL offers you this very pretty property of 545 m² located in the heart of the village of Rognes. The house, built of old stones and offering beautiful volumes, offers you 135 m² of character. On the ground floor you will discover a fitted kitchen, crossed by a Foussa stone currently transformed into a plant space. At the back a 6 m² stone cellar. We cross the hall to reach the 30 m² living room, which is bright thanks to its openings, the floor is made of Egyptian stone, the beams are exposed, the old Godin stove adds to the atmosphere even if you will have to review its installation if you want it to be functional. We then take the wooden stairs to access the first floor which, just as bright as the ground floor, offers a very beautiful bedroom of 20 m², a dressing room of 10 m², a bathroom, a toilet, as well as a second bedroom of 10.2 m². We leave the house to access the third bedroom and its completely independent bathroom, located on the second floor via the garden. This space offers an incredible view from its small wooden terrace and can easily become an independent studio, a guest room, a workshop, etc. Crossing the garden, we discover several relaxation areas suitable for all hours of the day, an above-ground swimming pool, dressed, of less than 10 m², a



Fees and charges :

498 000 € agency fees 3,82% à the responsibility of the buyer included

ADN Immo Conseil - Place des fontaines, Domaine de Pont Royal - 13370 Mallemort

P. +33(0)6 34 07 65 47 - Tél. +33(0)4 90 50 72 55 - info@adnimmoconseil.com - www.adnimmoconseil.com

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