



**LUXURY** PROVENCE  
l'agence immobilière

### Price on request

**For sale house**

**6 rooms**

**Surface : 141 m²**

**Surface of the living : 36 m²**

**Surface of the land : 1036 m²**

**Year of construction : 1994**

**View : Campagne**

**Inner condition : travaux à prévoir**

**External condition : A rafraichir**

**Features :**

Cheminée, Alarme, Clôture, double glazing

4 bedroom

1 terrace

1 bathroom

1 shower

3 WC

**Energy class (dpe) : D**

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

Document non contractuel

09/10/2025 - Prix T.T.C



### House 7613 Puylobier

PUYLOUBIER 13114 - Located at the foot of Sainte-Victoire and in the heart of Provence, this traditional 4-room house of approximately 100 m² includes an independent 2-room apartment of 40 m². The entire property sits on a fenced and wooded plot of over 1,000 m². Built in the early 1990s, the main house features on the ground floor an entrance, a kitchen equipped with a stone countertop opening onto a bright 36 m² living room with a beautiful fireplace. Upstairs, you will find two bedrooms of around 10 m², a toilet, a bathroom with bathtub and shower, as well as a 15 m² bedroom with a walk-in closet and access to a balcony. The whole property requires some refreshing but is perfectly livable as is. Attached to the house, a 40 m² 2-room apartment needing renovation offers the possibility of being connected to the main residence. It consists of a living room, a kitchen, a bedroom, and a shower room with WC. Please note that this part shows structural cracks on one corner; they are old and stable. You will appreciate the surrounding tranquility, bordering an agricultural area, as well as the shade provided by the oaks scattered throughout the property. A visit is a must! Mandate delegated by Amepe Vallée de l'Arc. For more information, contact Isabelle at 06 86 27 44 84. This real estate

