



# INVEST IMMO



**749 000 €**

**Villa contemporaine for sale**

**5 rooms**

**Surface : 125 m²**

**Surface of the living space : 45 m²**

**Surface of the land : 706 m²**

**Year of construction : 2014**

**Exposure : Plein sud**

**View : Jardin**

**Hot water : Electrique**

**Indoor condition : excellent**

**Outdoor condition : Exceptionnel**

**Cover : Tuiles**

**Benefits :**

Piscine, Chambre de plain-pied, double glazing, Buanderie, Portail automatique, calm

4 bedroom

1 terrace

2 showers

2 WC

1 garage

3 parkings

**Energy class (old measure) : B**

**Climate class : A**

Document non contractuel

09/05/2025 - Prix T.T.C



**Villa contemporaine Bouc-Bel-Air ref. 874V201M - mandat n°6024**

Presentation video by copying this link: <https://www.youtube.com/watch?v=UhmIFG3QJF8> or by tapping on Youtube: Laurent Lambert Invest Immo 83

In the heart of Bouc-Bel-Air, in a quiet environment.

On a fully fenced plot of 700 m² with traditional 6x3 swimming pool and garage, magnificent contemporary type 5 villa of 125 m² from 2014.

For your comfort, you will enjoy a 45 m² living room, an open-plan kitchen with its pantry, 4 bedrooms including a master suite on the ground floor and a bathroom. You will appreciate the south-facing terrace with its pergola and the care given to every detail both inside and out.

Electric roller shutters. Heating floor. Bay window with pocket.

**ASSURED CRUSH.**

Contact: Laurent LAMBERT 06 37 76 32 95 El Sales agent 920 635 737 RSAC

**DRAGUIGNAN**

Fees and charges :

749 000 € fees included



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