

**538 000 €**

**Maison for sale**

**5 rooms**

**Surface : 130 m<sup>2</sup>**

**Surface of the living space : 29 m<sup>2</sup>**

**Surface of the land : 2171 m<sup>2</sup>**

**Year of construction : 1980 /1981**

**Exposure : Sud**

**View : Jardin piscine**

**Hot water : Electrique**

**Indoor condition : Bon**

**Outdoor condition : Bon**

**Cover : Tuiles**

**Benefits :**

Piscine coque 9X5 Chlore, Terrasse couverte 26m Sud, Poêle a granulés -Clim, Garage carrelé 17 m-fenetre, Chambre de plain-pied, Fenetres cintrées pvc 2 ans, Volets bois- pvc, Véranda - Cellier, Portail automatique+ visio, Calme- sans vis à vis

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

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

**Climate class : A**

01/05/2024 - Prix T.T.C



**Maison Garéoult ref. 874V177M - mandat n°2124**

**Assured crush !**

You will be charmed by this single-storey house close to the center, quiet and out of sight.

The house is made up of a pleasant living room facing south with a large covered hacienda-style terrace, a large kitchen with pantry, the sleeping area offers four bedrooms, one of which is 18 m<sup>2</sup>, a large bathroom, two toilets , without forgetting its garage, a 20m<sup>2</sup> annex with a water point.

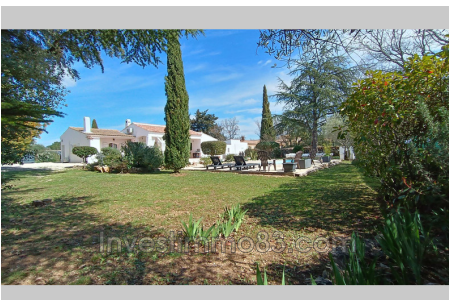
For the exterior, the land is flat, approximately 2100 m<sup>2</sup>, decorated with mimosas, Lebanese cedar, olive trees, and finally a 9X5 swimming pool area.

The property is completely fenced, reversible air conditioning in each room, pellet stove. No work needed .

Don't tamper!

**Fees and charges :**

**538 000 € fees included**



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