

790 000 €

**Contact agency**

**Littoral & Camargue L'immobilier**

298 boulevard Gambetta

30220 Saint Laurent D'Aigouze

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**For sale villa**

**5 rooms**

**Surface : 166 m²**

**Surface of the living : 70 m²**

**Surface of the land : 1700 m²**

**Year of construction : 1982**

**Exposition : Est ouest**

**View : Jardin**

**Hot water : Gaz**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, pool house, fireplace, Bedroom on  
ground floor, double glazing, Automatic  
Watering, Laundry room, CALM

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 garage

4 parkings

**Energy class (dpe) : D**

Document non contractuel

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



**Villa SNM-88 Aigues-Mortes**

Unique opportunity to acquire this villa of 165m2 of living space located in Aigues-Mortes, a stone's throw from the famous ramparts, which offers you a unique living environment "all on foot", combining history and modern comfort. The vast wooded plot of 1700 m² not overlooked is a rarity in this area, offering a large outdoor space ideal for families or for those who like to entertain. The private swimming pool is perfect for enjoying the region's sunny days, while the numerous outbuildings can be converted according to your needs and desires, whether for an artist's studio, a gym, or guest rooms. The interior of the villa is both spacious and bright,

**Fees and charges :**

790 000 € fees included

