

395 000 €

Contact agency

ANDUZE Point I

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For sale contemporary villa

4 rooms

Surface : 115 m<sup>2</sup>

Surface of the living : 49 m<sup>2</sup>

Surface of the land : 600 m<sup>2</sup>

Year of construction : 2021

Exposition : Sud est

View : Campagne

Hot water : Thermodynamique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

POOL, Bedroom on ground floor, double glazing, Laundry room, CALM

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel

14/03/2025 - Prix T.T.C



## Contemporary villa 3033 Boisset-et-Gaujac

In the heart of Boisset Gaujac, discover this superb contemporary villa with a living area of 115 m<sup>2</sup>. Built on one level, it offers bright and optimized spaces, with an ideally thought-out layout. A very beautiful living room of approximately 50 m<sup>2</sup> with access to the terrace, 3 bedrooms and a large bathroom with bathtub and shower of over 9 m<sup>2</sup>. On the technical side, heating by a ducted installation, thermodynamics for the production of hot water, solar panels with resale contract, mosquito nets, swimming pool with submerged floor. The whole on an enclosed plot of approximately 600 m<sup>2</sup> offers a magnificent view of the surrounding countryside. A high quality house to see without delay! Price: €428,000 including tax Contact: Katie Ribot 0615391828 ribot.immoanduze@gmail.com

Fees and charges :

395 000 € fees included

