

430 000 €

**Contact agency**

**Devier Immobilier SGM**

45, Plan des cafés

34160 St Genies des Mourgues

04 67 86 28 70 / agence@devier-  
immobilier.com

**For sale villa**

**4 rooms**

**Surface : 100 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Surface of the land : 300 m<sup>2</sup>**

**Year of construction : 1986**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

double glazing, Laundry room, PV,  
reversible air conditioning

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : D**

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

Document non contractuel



**Villa 7554 Castries**

Exclusivity! Vendargues, in a residential area, very pretty villa of approximately 100 m<sup>2</sup> living space + garage of 26 m<sup>2</sup> on a plot of 300 m<sup>2</sup>. It consists on the ground floor of a large living room of 40 m<sup>2</sup> with open fitted kitchen, toilet and bathroom, as well as a veranda. Upstairs: three beautiful bedrooms, a bathroom, wc. Clearance. Large garage with loft... All in excellent condition, quality fittings, PVC carpentry, electric heating and reversible air conditioning. For any further information contact: **DEVIER IMMOBILIER 0467862870**

**Fees and charges :**

**430 000 € fees included**

