

583 000 €

Contact agency

SOGIP immobilier

19, Bd Jean Moulin

83780 Flayosc

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For sale villa

4 rooms

Surface : 125 m<sup>2</sup>

Surface of the living : 50 m<sup>2</sup>

Surface of the land : 1369 m<sup>2</sup>

Year of construction : 2020

Exposition : Sud

View : Dégagée

Hot water : Solaire

Inner condition : excellent

Features :

Jacuzzi spa, Bedroom on ground floor, double glazing, Laundry room, CALM

3 bedroom

3 terraces

1 bathroom

2 showers

4 WC

2 garage

2 parkings

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel

27/12/2024 - Prix T.T.C



### Villa Vi 3735 Flayosc

Flayosc , 2 kms from the Village, quiet and not overlooked , superb recent property, of high quality on 1364m<sup>2</sup> of land with interior patio , 3 parental suites , double garage. JACUZZI . A bright, atypical, modern property perfectly integrated into a countryside and residential environment. This villa has a superb living room of 50m<sup>2</sup> with open fitted kitchen, opening onto a wooden terrace with Superb JACUZZI (salt treatment) , a master-suite of over 30m<sup>2</sup> with dressing room and bathroom (bath, wc and Italian shower). 2 other suites (14 and 17m<sup>2</sup>) equipped with shower rooms, toilets and kitchenettes with direct access to private terraces. (Ideal gites or bed and breakfast) A 28m<sup>2</sup> atrium enhances the interior living space Laundry/boiler room and double garage of over 50m<sup>2</sup> with mezzanine and high ceilings. Numerous private wooden terraces, perfectly integrated into the vegetation (hundred-year-old olive trees) surround the property. A swimming pool is possible. High- end services ; many bay windows (Glass SP10), electric rolling shutters, underfloor heating via heat pump, reversible air conditioning , solar water heater, self-consumption photovoltaic panels... Sanitation to Standards. To discover... SOGIP the historical agency of the village for more than 30 years Tel 04 94 70 48 43 Lotte (GB-NL-BE-FR) and Bruno at your service!

Fees and charges :

583.000 € fees included

