

429 000 €

Contact agency

Domus Immobilier

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For sale villa

4 rooms

Surface : 107 m<sup>2</sup>

Surface of the living : 46 m<sup>2</sup>

Surface of the land : 607 m<sup>2</sup>

Year of construction : 2017

Exposition : Sud

View : Campagne

Hot water : Thermodynamique

Inner condition : excellent

External condition : exceptional

Couverture : tiling

Features :

air conditioning, Laundry room, Automatic Watering, pool house, CALM, GARAGE, POOL, Gouttières, ALARM, double glazing

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

2 parkings

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

05/02/2025 - Prix T.T.C



## Villa 4818 Malemort-du-Comtat

Beautiful and elegant single-storey detached villa in a quiet area. Built in 2017, with a generous surface area of 107 m<sup>2</sup>, it is in exceptional condition. Its single-storey construction exposes its beautiful and bright living room of 46 m<sup>2</sup> facing south with a breathtaking view of the countryside and Mont Ventoux opposite. The American kitchen is fully equipped and ready to use. The comfort of its 3 bedrooms & office (or spare bedroom), 1 large bathroom and 1 toilet is completed by a laundry room, a garage with mezzanine, a terrace, parking. Other high-end services include reversible air conditioning, a pool house, a swimming pool, canal water, double-glazed gutters. Mains drainage. The nearby village of Malemort-du-Comtat, located in the stunning Provence-Alpes-Côte d'Azur region, is a picturesque area bathed in the rustic beauty of the French countryside. Resplendent amidst rolling hills and verdant vineyards, this village is an oasis of tranquility and provincial charm. It is a prime location for nature lovers with dense forests, meandering waterways and an abundance of diverse wildlife. A visit to this area is sure to offer visitors an authentic taste of Provençal life.

Fees and charges :

429 000 € fees included

