

725 000 €

**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 contemporary villa**

**4 rooms**

**Surface : 138 m<sup>2</sup>**

**Surface of the living : 58 m<sup>2</sup>**

**Surface of the land : 824 m<sup>2</sup>**

**Year of construction : 2024**

**Exposition : Sud**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : NEW**

**External condition : NEW**

**Features :**

reversible air conditioning, double glazing,  
POOL, CELLAR, Automatic Watering,  
electric gate

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

3 parkings

**Energy class (dpe) : A**

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

Document non contractuel



**Contemporary villa 8001 Mudaison**

Discover this exceptional villa in Mudaison, built in 2023, which harmoniously combines contemporary elegance and modern comfort. With a surface area of 138 m<sup>2</sup>, it is located on a magnificent wooded plot of 800 m<sup>2</sup>, offering a peaceful and green living environment. Upon entering, you will be seduced by a large, bright living room with an open kitchen, ideal for sharing friendly moments. The house has three spacious bedrooms, including a master suite with a large dressing room, for optimal comfort. The two separate toilets and the bathrooms, including a walk-in shower and a bathtub, add a touch of refinement and practicality. The high-end services include aluminum joinery, centralized roller shutters, a luxury fitted kitchen, as well as reversible ducted air conditioning for thermal comfort in all seasons. Outside, you will enjoy a heated salt water swimming pool, perfect for moments of relaxation. An isolated garage with motorized gate completes the amenities of this prestigious villa, designed for a refined and uncompromising lifestyle.

Fees and charges :

725 000 € fees included

