

389 000 €

Contact agency

**Domus Immobilier**

41, Boulevard de la Libération

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**For sale villa**

**4 rooms**

**Surface : 101 m²**

**Surface of the living : 51 m²**

**Surface of the land : 600 m²**

**Year of construction : 2012**

**Exposition : Sud**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

DRILLING, Solar panel, Gainable réversible,

POOL, CALM, GARAGE, Gouttières,

Bedroom on ground floor, double glazing

3 bedroom

1 terrace

1 shower

1 WC

1 garage

**Energy class (dpe) : B**

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

Document non contractuel

20/04/2025 - Prix T.T.C



### Villa 4879 Saint-Laurent-des-Arbres

Charming single-story detached house located in the immediate vicinity of a village. South-facing and bright, it offers a soothing garden view. Its open-plan kitchen is fully equipped to delight gourmet lovers. The property offers optimal comfort thanks to its heat pump heating system and thermodynamic hot water. The interior of the house, built in 2012, is in excellent condition and combines modernity and comfort. This villa is equipped with numerous amenities such as a drilling system, solar panels, reversible ducted heating, a swimming pool for sunny days, and a quiet setting that will ensure its future owners an unparalleled quality of life. All this is completed by a garage, gutters, a single-story bedroom, double glazing, three bedrooms, a shower room, a toilet, and a terrace where life is good. The land offers mains drainage. A privileged location for a peaceful life. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fees and charges :

389 000 € fees included

