

449 000 €

Contact agency

Capsud Immo

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For sale villa

6 rooms

Surface : 121 m<sup>2</sup>

Surface of the living : 47 m<sup>2</sup>

Surface of the land : 400 m<sup>2</sup>

Year of construction : 2021

Exposition : Sud

View : Dégagée

Hot water : Thermodynamique

Inner condition : NEW

External condition : NEW

Couverture : roof terrace

Features :

Bedroom on ground floor, double glazing, electric shutters, Laundry room, CALM

3 bedroom

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel



### Villa S24038 Sérignan

You'll fall in love with this 121 m<sup>2</sup> villa located near the beaches of Valras. Built in 2021, its interior is like its facade: new. You will be charmed by the brightness of its 47 m<sup>2</sup> living room enjoying a southern exposure and a clear view. The fitted American kitchen is ready to accommodate your best meals. The house also has a thermodynamic installation for hot water and reversible air conditioning. With 2 bedrooms, 1 master suite on the ground floor, 1 bathroom, and 2 toilets, all the comfort is provided for your family. Finally, the villa offers a single-storey bedroom, double glazing, electric roller shutters and 400 m<sup>2</sup> of land for swimming pool.

Fees and charges :  
449 000 € fees included

