

416 000 €

Contact agency

**TOURV'IMMO**

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For sale house

5 rooms

Surface : 103 m<sup>2</sup>

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

Surface of the land : 1000 m<sup>2</sup>

Year of construction : 1978

View : Dégagée

Hot water : Gaz

Inner condition : GOOD

Features :

POOL, fireplace, Bedroom on ground floor, double glazing, Automatic gate

3 bedroom

1 terrace

2 showers

2 WC

3 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

24/11/2024 - Prix T.T.C



## House 2248 Tourves

In the heart of a residential area, quiet and surrounded by nature, we offer you this very pretty single-storey detached villa, with a surface area of 80 m<sup>2</sup> on a plot of 1000 m<sup>2</sup> entirely fenced, planted with trees and flowers. Inside, the property is presented as follows: an entrance (veranda) of 9 m<sup>2</sup>, a dining room of 20 m<sup>2</sup>, an independent and equipped kitchen of 8 m<sup>2</sup>, a large living room of 28 m<sup>2</sup> giving access to the outdoor space and the swimming pool, this one having a fireplace with insert, two bedrooms, a shower room and a separate toilet. You will also find in place of the old garage, a studio with mezzanine with a floor area of 22 m<sup>2</sup> with shower room and toilet. This fully independent accommodation is ideal for a teenager or for rental profitability. Outside, this property gives you access to a very beautiful 10 X 4 swimming pool and its slab beach, a registered storage shed of more than 10 m<sup>2</sup>, a greenhouse on a concrete slab for your fruits and vegetables and a wood shed. In terms of equipment, the villa has gas central heating (external tank) with hot water production, double glazing, a videophone and an electric gate. Sanitation is done by septic tank (no longer up to standard) and the water supply is done by municipal water. The environment, the area and the quality of this pretty villa will be a hit with many people. TO SEIZE

Fees and charges :

416 000 € fees included

