

525 000 €

Contact agency

Chez Soi Immo

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/ info.chezsoi.immo@gmail.com

For sale house

4 rooms

Surface : 92 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Surface of the land : 110 m<sup>2</sup>

Year of construction : 1971

Exposition : Sud est

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

double glazing, CALM

3 bedroom

2 terraces

1 bathroom

2 WC

Emission of greenhouse gases (ges) : A

Document non contractuel

21/02/2025 - Prix T.T.C



## House 623 Villeneuve-Loubet

Exclusivity, In a secure residence with swimming pool, charming terraced house of 92m<sup>2</sup>, with 2 beautiful outdoor spaces. On the ground floor, large living room with American kitchen and veranda with an area of + 50 m<sup>2</sup>, opening onto a beautiful wooden terrace of 60m<sup>2</sup>. Also a toilet, a storage cupboard and a 2nd one under the stairs. Upstairs, 2 beautiful bedrooms with wall cupboards, one of which has a balcony and a 3rd child's bedroom or office, also with a wall cupboard. Bathroom with walk-in shower and wc. Beautiful exterior entrance to the house with a wooden storage space, a small outbuilding (with washing machine, dryer) and a beautiful wooden terrace for summer evenings. The house has been completely redone, reversible air conditioning in the living room and the 3 bedrooms, pellet stove heating, underfloor heating in the veranda. No work needed. Additional area outside the Carrez law of approximately 35m<sup>2</sup> with the attic already fitted out. ECD in progress The property is located in a quiet area, no external nuisance. Close to the shops of the residence (Pharmacy, doctor, physiotherapist, beautician, hairdresser...) and served by buses, in particular by the school bus. Parking facilities are possible within the residence. Ideal for a family The amount of charges of approximately 90 euros per month (i.e. 1080€ annually) declared by the seller. Price displayed fees charged to the seller. Salesperson to contact: Virginie

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