

399 000 €

**Contact agency**

**Euro Sun Immobilier**

12 Place de la République

34440 Nissan Lez Enserune

04 67 37 19 99 / contact@eurosun-immo.com

**For sale villa**

**5 rooms**

**Surface : 120 m<sup>2</sup>**

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

**Year of construction : 2023**

**Exposition : Sud ouest**

**Inner condition : NEW**

**Features :**

POOL, Bedroom on ground floor, double glazing

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

## Villa 6320 Magalas

Located in the charming village of Magalas. New ready-to-live-in villa of the T5 type with a surface area of 118.79 m<sup>2</sup> + garage and 6x3 swimming pool, located on a plot of land with an area of 400 m<sup>2</sup> which will be fully landscaped and planted by a landscaper. This very beautiful house consists of an entrance with cupboard opening onto a beautiful living room with open kitchen which will be fully equipped with an area of around 49 m<sup>2</sup>, 4 bedrooms including a master suite with shower room and dressing room, a bathroom bathroom with tub, 2 separate toilets and a garage. All equipped with a ducted air conditioning. Very nice quality fittings, quiet area. Reduced notary fees. For more information, please call me at 0615327249

Fees and charges :

399 000 € fees included

Document non contractuel

17/08/2024 - Prix T.T.C

