

940 000 €

**Contact agency**

**Littoral & Camargue L'immobilier**

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**For sale house**

**6 rooms**

**Surface : 190 m<sup>2</sup>**

**Surface of the land : 2400 m<sup>2</sup>**

**Year of construction : 2022**

**Exposition : Plein sud**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : NEW**

**Features :**

POOL, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, CALM

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

8 parkings

Document non contractuel



**House SNM 110 Nîmes**

Discover this sumptuous contemporary villa of 190 m<sup>2</sup> of living space, located on a landscaped plot of 2,400 m<sup>2</sup>. As soon as you enter, you will be seduced by its brightness. The ground floor is composed of a modern kitchen open to a friendly dining room, perfect for sharing moments with family or friends. The living room, bathed in light thanks to its large bay windows, opens directly onto an elegant terrace and an infinity pool, inviting relaxation and serenity. The master suite, with its private bathroom, offers an intimate and refined space. You will also find a functional back kitchen and a room that can be adapted to your wishes, ideal for an office, a games room or a workshop. Upstairs, three spacious and bright bedrooms complete the comfort of this villa, accompanied by a bathroom with a bathtub and a shower. Outside, the landscaped grounds are an invitation to enjoy the space and true calm. Several terraces surround the property, offering shaded or sunny rooms depending on your preferences. The infinity pool blends harmoniously into the environment, while a large lawn area and numerous parking spaces secured by an electric gate complete the exterior of the property. This villa is a true haven of peace, combining elegance, modernity and functionality. Ideal for a family or for those looking for a living environment combining nature and refinement. 40

Fees and charges :

