

650 000 €

**Contact agency**

**Devier Immobilier SGM**

45, Plan des cafés

34160 St Genies des Mourgues

04 67 86 28 70 / agence@devier-  
immobilier.com

**For sale house**

**6 rooms**

**Surface : 165 m<sup>2</sup>**

**Surface of the living : 35 m<sup>2</sup>**

**Surface of the land : 1064 m<sup>2</sup>**

**Year of construction : 2001**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

reversible air conditioning, double glazing,  
POOL, CELLAR, electric gate

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

2 parkings

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**

Document non contractuel



**House 8046 Restinclières**

**FOR SALE VILLA T6 RESTINCLIERES** Charming villa of 165m<sup>2</sup> on a plot of 1064m<sup>2</sup>. This house located in a quiet cul-de-sac in the heart of the village of Restinclières is composed on the ground floor of a large, very bright living room of 35m<sup>2</sup>, a separate kitchen with terrace access, a bedroom of 12m<sup>2</sup>, a shower room with a toilet, a storeroom with garage access and a 15m<sup>2</sup> workshop. On the first floor is the sleeping area with 3 beautiful bright bedrooms, a bathroom with shower and bathtub as well as a separate toilet. A wooded plot of land not overlooked of more than 1000m<sup>2</sup> with a beautiful SOUTH WEST facing terrace of 25m<sup>2</sup>, a swimming pool and a garage of 20m<sup>2</sup> complete this property. The house, built in 2001, is in excellent condition and has great features: reversible air conditioning, double glazing, electric gate, alarm, etc. For more information, contact the DEVIER IMMOBILIER agency 04.67.86.28.70

**Fees and charges :**  
650 000 € fees included

