

649 000 €

**Contact agency**

**La Provençale La Destrousse**

RN 96 Quartier Souque Nègre

13112 La Destrousse

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**For sale villa**

**6 rooms**

**Surface : 180 m<sup>2</sup>**

**Surface of the living : 45 m<sup>2</sup>**

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

**Year of construction : 1995**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : tiling**

**Features :**

TERRACE, double glazing, fireplace,

Bedroom on ground floor, CALM, POOL,

Pool size 8x11

5 bedroom

2 terraces

1 bathroom

2 showers

2 WC

2 parkings

**Energy class (dpe) : D**

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

Document non contractuel



**Villa D23018 La Bouilladisse**

THE BOUILLADISSE: In a very quiet and residential area, this type 6 villa, with a living area of approximately 180 m2 on 1000 m2 of land with an 8x4 swimming pool, will delight you with its location and its atypical side. It is composed on the ground floor of an entrance opening onto a large living room with fireplace, extending towards a dining area, fully equipped and furnished kitchen opening onto a veranda / office, laundry room, wc; mezzanine with a large office / bedroom with plenty of storage. In the "half" 1st: 3 bedrooms, wc, bathroom + shower, a parental suite. The joinery is in PVC and the aluminum shutters, underfloor heating, electric aluminum gate, new septic tank as well as the spreading, carport, technical room of 20 m2 that can be used as a gym or office (air-conditioned), electric blinds automatic (security), quiet and without nuisance. MANDATE D23018 Fees charged to sellers Estimated annual energy costs of housing between 1380€ and 1940€

Fees and charges :

649 000 € fees included

