

689 000 €

Contact agency

PEPS'IMMO

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For sale contemporary house

6 rooms

Surface : 156 m<sup>2</sup>

Surface of the living : 43 m<sup>2</sup>

Surface of the land : 616 m<sup>2</sup>

Year of construction : 2002

Exposition : Est ouest

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

POOL, pool house, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Automatic gate, CALM

5 bedroom

2 terraces

3 showers

3 WC

1 garage

4 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

04/04/2025 - Prix T.T.C



## Contemporary house 297 Saint-Mitre-les-Remparts

Nestled in a peaceful residential area, this beautiful 6-room villa of approximately 156 m<sup>2</sup> will seduce you with its privileged setting, between nature and amenities. Upon entering, you'll be charmed by the generous volumes and natural light that floods each room. The spacious living room of approximately 43 m<sup>2</sup> invites conviviality, while the semi-open kitchen, functional and well-equipped, promises delicious moments of sharing. On the sleeping side, this residence offers ideal comfort with a master suite with shower and dressing room, completed by a guest area with bedroom and bathroom on the same level, which will facilitate your daily life. Upstairs, the additional sleeping area offers 2 beautiful bedrooms, an office, a bathroom and a toilet. Outside, the meticulously maintained garden, with its unobstructed views of the surrounding greenery, offers a true haven of peace. You'll enjoy a beautiful swimming pool to cool off in the warmer months, as well as a perfectly equipped summer kitchen to extend your evenings in complete serenity. A garage completes the property. In addition, it offers quality services: underfloor heating, electric roller shutters, garage, outbuildings, traditional swimming pool, landscaped garden, etc. A place where well-being and quality of life meet, close to sports activities and the surrounding nature. Price: €689,000 including tax Agency fees are payable by the seller. In accordance with Article L.

125-5 of the Environmental Code, in order to understand the risks associated with this property, we invite you to consult the Géorisques website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr) This real estate advertisement was written under the editorial responsibility of Ms. Catherine MEYNARD, real estate agent (without holding any funds), as manager of SARL PEPS'IMMO. This property is not co-owned.

Fees and charges :

689 000 € fees included

