

1 090 000 €

Contact agency

**TOURV'IMMO**

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For sale house

Surface : 270 m<sup>2</sup>

Surface of the living : 46 m<sup>2</sup>

Surface of the land : 20600 m<sup>2</sup>

View : Sans vis à vis

Inner condition : excellent

External condition : exceptional

Features :

POOL, pool house, Bedroom on ground floor, double glazing, CALM

5 bedroom

1 bathroom

2 show ers

3 WC

1 garage

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

16/08/2024 - Prix T.T.C



## House 2242 Tourves

We invite you to discover and acquire this beautiful, scalable property with great potential and a quiet environment. The building, built in 2012 with a total surface area of nearly 270 m<sup>2</sup> and 223 m<sup>2</sup> of living space, is made up as follows: A large central garage of more than 44 m<sup>2</sup> with two accesses, serves two apartments. -The main one, a T4 bis of approximately 144 m<sup>2</sup> composed of a large living room with cathedral ceiling of almost 55 m<sup>2</sup>, an equipped kitchen with a glass roof communicating with the living room. Three beautiful bedrooms including a master suite with bathroom, dressing room and private terrace. A hallway used as an office as well as a bathroom and a toilet complete this first accommodation, whose floor is heated and cooled. You will also appreciate its large terrace which overlooks the swimming pool. -The second accommodation is a T3 of approximately 79 m<sup>2</sup> consisting of a large living room of more than 46 m<sup>2</sup> with its equipped kitchen and access to the private fenced garden, two beautiful bedrooms, a bathroom and a toilet. Outside, more than 2 hectares landscaped and equipped are available to you. You can enjoy a breathtaking view of the Loube and St Probace, quality infrastructure such as the heated swimming pool, the shaded summer kitchen, the bowling alley as well as a 20 m<sup>2</sup> chalet will allow you to enjoy in complete peace.

Fees and charges :

