

485 000 €

Contact agency

Agence Gai Soleil

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For sale mansion

8 rooms

Surface : 255 m<sup>2</sup>

Surface of the living : 80 m<sup>2</sup>

Surface of the land : 1370 m<sup>2</sup>

Year of construction : 1980

Exposition : Plein sud

View : Jardin

Hot water : Electrique

Inner condition : to modernize

External condition : GOOD

Couverture : roof terrace

Features :

Indoor pool, GARAGE, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, CALM

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

03/12/2024 - Prix T.T.C



## Mansion 7107 Lespignan

Lespignan, 15 minutes from the beaches, for sale an imposing, atypical house of character of 255 m<sup>2</sup>, surrounded by a park of 1370 m<sup>2</sup>, with Mediterranean species. Inspired by an architect from the 80s, the main part of the villa revolves around a central patio with fountain. Its living space offers spaces allowing maximum circulation. It is composed as follows: On the ground floor, veranda, fitted kitchen, living room with fireplace, lounge with fireplace, 2 bedrooms including 1 master suite. On the 1st floor, rounded hall, 3 bedrooms, 2 offices and bathroom. Finally a tower with a panoramic terrace on its summit. Amenities include an indoor swimming pool, reversible air conditioning, outbuildings and a garage. Everything needs to be modernized.

Fees and charges :

485 000 € agency fees 3,09% à the responsibility of the buyer included

