

455 000 €

For sale villa

6 rooms

Surface : 135 m<sup>2</sup>

Surface of the living : 53 m<sup>2</sup>

Surface of the land : 756 m<sup>2</sup>

Year of construction : 2016

Hot water : Thermodynamique

Inner condition : Good

External condition : Good

Couverture : Tiling

Features :

Pool, Automatic gate, Alarme & videophone, Arrosage intégré, Bedroom on ground floor, Double Glazing, Centralisation volets roulants, Aspiration centralisée, Store, Allée éclairée

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

25/04/2025 - Prix T.T.C



### Villa 437 Néfiach

Néfiach, beautiful contemporary single-storey villa, 4 sides, 6 rooms, with a living area of 135m<sup>2</sup> on wooded plot of 756m<sup>2</sup> with swimming pool. - Living room/kitchen: 68m<sup>2</sup> with a scullery of 5.30m<sup>2</sup> - A 28m<sup>2</sup> master suite with dressing room and bathroom - 3 bedrooms with storage, a laundry room, an office and a bathroom. Services: 35m<sup>2</sup> garage with automatic door, reversible ducted air conditioning, thermodynamic tank, centralized vacuum, centralized closing roller shutters, 9x4m salt pool, swimming pool room. Located in the heart of a residential area, this villa will seduce you with the quality of its construction and its privileged environment. Fees are the responsibility of the sellers. Information on the risks to which this property is exposed is available on the Georisques website:

<https://www.georiques.gouv.fr/>

#### Legal information

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](https://www.georisques.gouv.fr/)

