

459 000 €

**Villa for sale**

**Surface : 121 m<sup>2</sup>**

**Surface of the living space : 47 m<sup>2</sup>**

**Surface of the land : 400 m<sup>2</sup>**

**Year of construction : 2021**

**Exposure : Sud**

**View : Dégagée**

**Hot water : Thermodynamique**

**Indoor condition : new**

**Outdoor condition : new**

**Cover : Toit terrasse**

**Benefits :**

Bedroom on ground floor, double glazing,  
electric shutters, Laundry room, calm

3 bedroom

1 bathroom

1 shower

2 WC

1 garage

**Energy class (old measure) : A**

**Climate class : A**

Document non contractuel

08/09/2024 - Prix T.T.C



### Villa Sérignan ref. 851V853M - mandat n°S24038

You'll fall in love with this 121 m<sup>2</sup> villa located near the beaches of Valras. Built in 2021, its interior is like its facade: new. You will be charmed by the brightness of its 47 m<sup>2</sup> living room enjoying a southern exposure and a clear view. The fitted American kitchen is ready to accommodate your best meals. The house also has a thermodynamic installation for hot water and reversible air conditioning. With 2 bedrooms, 1 master suite on the ground floor, 1 bathroom, and 2 toilets, all the comfort is provided for your family. Finally, the villa offers a single-storey bedroom, double glazing, electric roller shutters and 400 m<sup>2</sup> of land for swimming pool.

Fees and charges :

459 000 € fees included



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