

€ 1 215 000

**Buying villa**

**5 rooms**

**Surface : 181 m<sup>2</sup>**

**Surface of the living : 62 m<sup>2</sup>**

**Surface of the land : 500 m<sup>2</sup>**

**Year of construction : 2020**

**Exposition : Sud ouest**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : new**

**Couverture : tiles**

**Amenities :**

Pool, Alarm, Pergola/terrasse bio  
climatique, Volets roulants,  
Boulodrome, Double Glazing,  
Eclairage jardin, Calm, Automatic  
Watering, Air conditioning

4 bedroom

2 terraces

2 bathrooms

2 showers

4 WC

1 garage

2 parkings

**Energy class (dpe) : A**

**Emission of greenhouse gases**

**(ges) : A**

20/05/2024 - Prix T.T.C



**Villa Grimaud**

In a small residence on foot from the beach, very pleasant semi-detached villa of 180 m<sup>2</sup> with swimming pool. She is composed : On the ground floor : - hall and toilets (wc + shower) - crossing living room with pool view with bioclimatic terrace access - open kitchen with central island of approximately - access to garage and linen room Upstairs are 4 bedrooms including: - a master suite with dressing room and bathroom - a bedroom with shower room - two bedrooms sharing a bathroom All are equipped with cupboards and each bathroom/shower has an electric towel rail. Ideal in main residence as in secondary. Ref. : 394V2575M - Mandat n°2519



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