



375 000 €

For sale house

5 rooms

Surface : 127 m²

Surface of the living : 50 m²

Surface of the land : 816 m²

Year of construction : 2013

View : Dégagée

Hot water : Thermodynamique

Inner condition : excellent

External condition : good

Couverture : tiles

Features :

pool, Pergola, air conditioning, Cuisine d'été, Panneaux solaires, double glazing, Normes RT 2012, Laundry room, Automatic gate, calm

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

3 parkings

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel

29/04/2024 - Prix T.T.C



House 41/2024 Ortaffa

ORTAFFA - Recent luxury house with a surface area of 127 m² + garage of approximately 15 m², on a plot of 816 m² with trees. It consists on the ground floor of an equipped American kitchen opening onto a large living room of 50 m², a bathroom and a WC. Upstairs 4 bedrooms including a master suite with dressing room, 1 toilet, 1 bathroom with bathtub and Italian shower. Outside, a large landscaped garden allows the arrangement of several living spaces: 6X4 pergola, terraces, summer kitchen, pétanque court, 8X5 swimming pool currently being finished, Japanese pool. The +: - Quiet environment, intimate garden - high-end service: - House equipped with a heat pump, a thermodynamic tank, 8 solar panels allowing self-consumption. - Reversible air conditioning - Double-glazed and tilt-and-turn windows - Aluminum roller shutters, Home automation - Surveillance camera, anti-intrusion alarm - Rainwater collector; drip watering system. A rare property in a highly sought-after area!

Fees and charges :

375 000 € fees included



SAS Agence du Port G ALPHA 3

Quai Arthur Rimbaud, Résidence Villa Salix II, 66750 SAINT CYPRIEN

Carte Professionnelle n° CPI 6601 2020 000 044 284

Caisse de garantie GALIAN 152590 J- Montant de la garantie 120 000 €

SAS au capital de 8 000 € – Siret N°879 060 754 00014

