

829 000 €

**For sale villa**

**5 rooms**

**Surface : 138 m<sup>2</sup>**

**Surface of the living : 43 m<sup>2</sup>**

**Surface of the land : 1500 m<sup>2</sup>**

**Year of construction : 2016**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : good**

**Features :**

double glazing, crawl space, Bedroom on ground floor, Laundry room, Volets automatisés, Automatic Watering, Piscine chauffée, Domotique, wood stove

4 bedroom

2 terraces

3 showers

3 WC

2 garages

2 parkings

**Informations légales**

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Honoraires à la charge du vendeur, aucune procédure en cours, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



### Villa 4791 Peymeinade

Very nice location close to the city center in a quiet cul-de-sac for this magnificent recent contemporary style villa entirely on one level of approximately 140 m<sup>2</sup> organized around 5 rooms with a double garage, a carport and a swimming pool heated. This villa has a living space of 57 m<sup>2</sup> with an open kitchen with a central island extended by a covered terrace of 17 m<sup>2</sup>, a master suite with en-suite shower room and dressing room, 3 bedrooms with bathrooms. of water and independent toilet. Quality services: reversible air conditioning, electric shutters with centralized locking (home automation), pellet stove, electric gate, automatic watering, plenty of storage complete this great offer.

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 490 and 730 € (reference year 2023)  
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