



Since 1968

# CABINET GAILLARD

Tél. 04 93 66 10 46

www.cabinetgaillard.com

PEYMEINADE - CABRIS - LE TIGNET - SPERACEDES - ST CÉZAIRE

750 000 €

For sale villa

5 rooms

Surface : 140 m<sup>2</sup>

Surface of the living : 40 m<sup>2</sup>

Surface of the land : 1653 m<sup>2</sup>

Year of construction : 19990

Exposition : Sud

Hot water : Thermodynamique

Inner condition : excellent

External condition : good

Couverture : tiles

Features :

Double vitrage aluminium, Porte garage automatique, Bedroom on ground floor, Panneaux photovoltaïques, calm, Piscine 5x12, pool house, Abri voiture, fireplace

3 bedroom

1 terrace

2 bathrooms

1 shower

3 WC

1 garage

1 parking

Legal information

750 000 €

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



## Villa 4813 Peymeinade

Exceptional offer for the purchase of a beautiful detached single storey villa, with a living area of 140 m<sup>2</sup>, in a quiet area at the end of a dead end ideally located in a residential area of Peymeinade. Equipped with a spacious 40 m<sup>2</sup> living room with insert fireplace, you will enjoy a southern exposure on a daily basis in a peaceful and serene setting. The property also includes three comfortable bedrooms each with a shower room (bathroom or shower rooms). You will also benefit from an equipped kitchen, heating by reversible air conditioning and a water system. thermodynamic heat. In excellent condition, this villa built in 1990 also has land of 1653 m<sup>2</sup> with a large traditional 5x12m swimming pool with pool house, parking and a terrace. Includes high-end services such as double aluminum glazing, automatic garage door, single-storey bedroom, photovoltaic panels, quiet, carport and insert fireplace. Do not miss! Located on the Côte d'Azur, the...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1216 and 1644 € (reference year 2024)  
Document non contractuel - 04/05/2024



Cabinet Gaillard - 36 Avenue de Boutiny - 06530 Peymeinade

Tél. +33 (0)4 93 66 10 46 - [contact@cabinetgaillard.com](mailto:contact@cabinetgaillard.com) - [www.cabinetgaillard.com](http://www.cabinetgaillard.com)

Carte professionnelle n° 06052016 000 003 345 délivrée par CCI Côte d'Azur- RCS 391 130 499

Code NAF 6831Z - SIRET 391 130 499 000 18 - Document non contractuel