



Since 1968

# CABINET GAILLARD

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[www.cabinetgaillard.com](http://www.cabinetgaillard.com)

PEYMEINADE - CABRIS - LE TIGNET - SPERACEDES - ST CÉZAIRE

**735 000 €**

**For sale villa**

**5 rooms**

**Surface : 180 m<sup>2</sup>**

**Surface of the living : 34 m<sup>2</sup>**

**Surface of the land : 2864 m<sup>2</sup>**

**Year of construction : 1975 1988**

**Exposition : Sud ouest**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

Climatisation réversible, Automatic gate,  
Bedroom on ground floor, Laundry room,  
double glazing, Automatic Watering,  
Piscine sécurisée, office, fireplace

4 bedroom

2 terraces

1 bathroom

1 shower

1 garage

1 parking

2 cellars

**Informations légales**

735 000 €

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 4792 Peymeinade

quiet in a green, detached villa traditional type of 180 sqm. 8 rooms on a plot of 3030 sqm. It includes: kitchen, living room of 34 m<sup>2</sup>. with fireplace overlooking terrace with barbecue, 4 bedrooms, 1 ground floor, 1 mezzanine office possibility of a 5th bedroom, 1 bathroom, 1 outbuilding of 60 sqm furnished f2 type with kitchen, 1 bedroom, 1 bathroom shower and toilet possibility of an independent apartment all on a raised ground, with swimming pool, 1 garage, 1 parking and 2 cellars.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1251 and 1693 € (reference year 2023)  
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