

520 000 €

**Buying house**

**5 rooms**

**Surface : 135 m²**

**Surface of the living : 57 m²**

**Surface of the land : 604 m²**

**Year of construction : 2022**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Thermodynamique**

**Inner condition : new**

**External condition : A terminer**

**Features :**

Absolute calm, Construction neuve, Suite,  
Double vitrage PVC et alu, Laundry room,  
Chauffage au sol air / eau, Electric  
shutters

4 bedroom

3 terraces

2 show ers

2 WC

1 garage

**Energy class (dpe) :** Comming soon

**Emission of greenhouse gases (ges) :**

Comming soon

Document non contractuel

01/07/2025 - Prix T.T.C



## House 497V866M Peymeinade

Mandate 3782 &quot;NEW HOUSE / ABSOLUTE CALM&quot; Located in absolute calm in a residential area, this beautiful new semi-detached villa of approximately 135 m² of living space (148.75 m² floor space), is built on a plot of 604 m². It comprises on the ground floor: a large living room of approximately 57 m² with open fitted kitchen and central island, a laundry room, separate wall-mounted WC, an adjoining garage of 14 m² (possibility of bedroom with shower room). Upstairs: a hallway, 2 bedrooms, one with a shower room and dressing room, 2 bedrooms opening onto a balcony, separate wall-mounted toilet, a large shower room with walk-in shower. Services and equipment: mains drainage, thermodynamic water heater (PAC), air/water underfloor heating (PAC), double-glazed PVC or aluminum frames, 4-season sliding windows, south-facing, electric roller shutters (centralized), 9 m3 water retention basin. Ten-year insurance and building damage Fees and charges :

520 000 € agency fees 4,76% à the responsibility of the buyer included

