

721 000 €

Buying villa

5 rooms

Surface : 160 m²

Surface of the living : 70 m²

Surface of the land : 3284 m²

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : Excellent

External condition : Excellent

Couverture : Tiling

Features :

Pool, Bedroom on ground floor, Double Glazing, Automatic gate, Calm

4 bedroom

1 terrace

1 bathroom

1 shower

3 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

10/05/2025 - Prix T.T.C



Villa 161 Lunel

Beautiful contemporary house in a quiet, garden of 3400 m² planted with Mediterranean species. A living room of about 70 m² allows the sun to flood through large windows opening onto a covered terrace, usable summer and winter. A master suite with dressing room and bathroom, a children's corner consisting of 2 bedrooms with bathroom (bath and shower), an office, a large entrance make it an easy family home. 2 furnished lodgings rented the year, completely independent and without any nuisance for the main house, offer a non-negligible income. Carport, garage with mezzanine, automatic watering, underfloor heating, electric shutters are additional assets. 10 minutes from beaches, 15 minutes from a motorway access, 20 minutes from an airport, not far from all the shops, this house enjoys a privileged location. Sylvia Rouvière Profil Real estate Marsillargues 06 76 96 99 84

Fees and charges :

721 000 € fees included



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