

# Clémenceau Immobilier

P. 06 12 77 51 28 - Tél. 04 93 24 27 86 - [www.clemenceauimmobilier.fr](http://www.clemenceauimmobilier.fr)

1 330 000 €

**Buying villa**

**5 rooms**

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

**Surface of the land : 1370 m<sup>2</sup>**

**Exposition : Sud ouest**

**Hot water : Electrique**

**Inner condition : excellent**

**Features :**

pool, fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, calm

3 bedroom

1 terrace

1 bathroom

2 showers

2 WC

1 garage

**Energy class (dpe) : C**

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

Document non contractuel

08/05/2024 - Prix T.T.C



## Villa 212 Roquefort-les-Pins

Recent villa located in a residential area, absolute calm. It includes a very bright living room of 60 m<sup>2</sup> opening onto the terrace, a large independent fitted kitchen, two bedrooms on the ground floor, one of which is en suite, dressing room and shower room, a bedroom upstairs of 25 m<sup>2</sup> with bathroom. of water, 3 toilets.

Reversible air conditioning heating, garage, laundry room, swimming pool, land 1370 m<sup>2</sup>. SOUTH EXPO

Fees and charges :

1 330 000 € fees included



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