

499 000 €

**Villa for sale**

**6 rooms**

**Surface : 141 m<sup>2</sup>**

**Surface of the living space : 46 m<sup>2</sup>**

**Surface of the land : 767 m<sup>2</sup>**

**Year of construction : 2005**

**Exposure : Sud est**

**View : Dégagée**

**Hot water : Gaz**

**Indoor condition : excellent**

**Outdoor condition : excellent**

**Cover : tiles**

**Benefits :**

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

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

2 parkings

**Energy class (old measure) : C**

**Climate class : C**

Document non contractuel

19/01/2022 - Prix T.T.C



**Villa Sauvian ref. 851V715M - mandat n°s21030**

Located in Sauvian, near schools and shops, charming Languedoc villa of 141 m<sup>2</sup> of living space on landscaped grounds of 767 m<sup>2</sup> with swimming pool.

You will find on the ground floor a bright living kitchen area of 61 m<sup>2</sup>, an office, a bedroom, bathroom, wc as well as a storeroom and a spacious garage.

On the first floor you will find two bedrooms, one with a 12m<sup>2</sup> dressing room that can easily be transformed into a 3rd bedroom, a bathroom (shower and bath), separate toilet.

Landscaped garden in 2019, maintenance-free with a swimming pool without vis-à-vis.

Don't wait any longer to come and visit this exceptional property!

Fees and charges :

499 000 € fees included

