

335 000 €

**Contact agency**

**Devier Immobilier SGM**

45, Plan des cafés

34160 St Genies des Mourgues

04 67 86 28 70 / agence@devier-  
immobilier.com

**For sale house**

**4 rooms**

**Surface : 85 m<sup>2</sup>**

**Surface of the living : 37 m<sup>2</sup>**

**Surface of the land : 173 m<sup>2</sup>**

**Year of construction : 2021**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

double glazing, reversible air conditioning,  
electric shutters

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

2 parkings

**Energy class (dpe) : A**

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

Document non contractuel

20/05/2024 - Prix T.T.C



**House 7889 Castries**

**FOR SALE: RESTINCLIÈRES - CHARMING CONTEMPORARY HOUSE IN THE HEART OF A PEACEFUL SUBDIVISION.** This RT2012 house built in 2021, offers a living area of 85m<sup>2</sup> on a plot of 173m<sup>2</sup>. Bathed in natural light, it offers a spacious 40m<sup>2</sup> living room, perfect for moments of conviviality. The open fitted kitchen adds functionality to this warm living space. Upstairs, discover three comfortable bedrooms of 12.13.5 and 12m<sup>2</sup>, as well as a modern bathroom with double sink and separate toilet. Outside, enjoy a large wooden terrace, ideal for enjoying sunny days in complete privacy. High-end equipment such as reversible air conditioning, electric roller shutters and thermodynamic cumulus ensure optimal comfort all year round. A rare opportunity in a quiet environment not to be missed! Do not hesitate to contact DEVIER IMMOBILIER at 04.67.86.28.70

**Fees and charges :**

**335 000 € fees included**

