

## Price on request

### Contact agency

**REYNAUD Immobilier**

7, boulevard Gambetta

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04 67 96 08 92 / [reynaud.immo@wanadoo.fr](mailto:reynaud.immo@wanadoo.fr)

### For sale villa

4 rooms

Surface : 109 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Surface of the land : 700 m<sup>2</sup>

Year of construction : 2000

View : Jardin

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

### Features :

Piscine sel / liner (2019) / 140", Pompe à chaleur air eau, FLOOR HEATING, garden shed, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, CALM

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

3 parkings

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

27/01/2026 - Prix T.T.C



## Villa 2018.331 Gignac

Just 6 km from Gignac and the A750, discover this \*\*single-story VILLA\*\* – 4 rooms – with a living area of 109 m<sup>2</sup>. Bright and practical, it features a large living space with an open kitchen of 55 m<sup>2</sup> and 3 bedrooms with built-in wardrobes. A bathroom with a bathtub, shower, and toilet, as well as a laundry room, complete the interior. Enjoy great amenities such as a heat pump, double-glazed windows, electric shutters, and a sliding pool shelter. Outside, you'll benefit from a fenced, landscaped garden with a terrace overlooking the pool, creating a true peaceful retreat. The property also includes a closed garage, perfect for storage, and a parking area that can accommodate several vehicles. Located in a quiet and sought-after area, this villa is close to Gignac's amenities and main roads (A750). Contact us without delay to schedule a visit and seize this wonderful opportunity!

### Fees and charges :

