

442 000 €

**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 contemporary villa**

**4 rooms**

**Surface : 105 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Surface of the land : 400 m<sup>2</sup>**

**Year of construction : 2020**

**Exposition : Sud**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : excellent**

**Couverture : tiling**

**Features :**

softener, double glazing, POOL, CELLAR,  
clim réversible gainable, Automatic  
Watering, electric gate, electric shutters

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

2 parkings

**Energy class (dpe) : A**

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

Document non contractuel



**Contemporary villa 7933 Restinclières**

Restinclières, pretty contemporary villa type 4, with a living area of 105 m<sup>2</sup>, it is composed on the ground floor, of an entrance hall with cupboard, a large living room of 40 m<sup>2</sup> with equipped US kitchen, a laundry room, a separate toilet and an 18 m<sup>2</sup> garage with electric gate. Upstairs three beautiful bedrooms, two of which have dressing rooms and cupboards, large bathroom with double sinks, shower and bathtub, separate toilet. The whole is located on a beautiful landscaped garden of 400 m<sup>2</sup> with 6X3 swimming pool, large terraces, summer kitchen area with barbecue, organic climatic pergola. quality services, aluminum bay window, double-glazed PVC joinery, electric rolling shutters, ducted reversible air conditioning. double parking with socket for electric vehicle. To see without delay!

For more information: Contact DEVIER IMMOBILIER 0467862870

Fees and charges :

442 000 € fees included

