

331 000 €

Contact agency

Agence Pierres du Gard

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For sale villa

4 rooms

Surface : 100 m<sup>2</sup>

Surface of the living : 49 m<sup>2</sup>

Surface of the land : 1400 m<sup>2</sup>

Year of construction : 2023

Exposition : Sud

View : Jardin

Hot water : Thermodynamique

Inner condition : NEW

External condition : NEW

Couverture : tiling

Features :

Gouttières ALU, Menuiseries anthracites, bungalow, double glazing, Bedroom on ground floor

3 bedroom

1 terrace

2 showers

1 WC

1 garage

Document non contractuel

09/05/2024 - Prix T.T.C



### Villa Rousson

For sale, sublime single-storey detached villa of 100 m<sup>2</sup>, located in a popular residential area of Rousson. Built in 2023, it is in perfect condition, almost new. Bright and south-facing, it offers a magnificent view of a generous 1400 m<sup>2</sup> garden. The main living room, facing south, is spacious at 49 m<sup>2</sup>. The kitchen can be arranged according to your wishes. The house benefits from reversible air conditioning heating and thermodynamic hot water production. On the night side, you will have three bedrooms and two modern shower rooms. The house is also equipped with a separate toilet, a terrace and aluminum gutters. Everything is there for your greatest comfort, including anthracite joinery, double glazing and a bedroom on one level. Sewerage sanitation. Assured crush ! Rousson, postal code 30340, is a true haven of peace for real estate. This charming French commune is particularly popular for the quality of life it offers. The area benefits from constant demand, thus ensuring attractive profitability for investors. Additionally, Rousson is known for its tranquility and abundant nature, adding to the value of its properties. Its attractive architectural heritage adds undeniable added value to homes. The houses to buy in Rousson are diverse, ranging from traditional houses to modern real estate. In addition, amenities and services are not left out with schools, shops and health centers easily accessible, making Rousson very attractive for a residential real estate purchase.

