

**334 400 €**

**Contact agency**

**Agence Ferran**

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**For sale villa**

**4 rooms**

**Surface : 82 m²**

**Surface of the living : 25 m²**

**Surface of the land : 540 m²**

**Year of construction : 2023**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : NEW**

**Couverture : tiling**

**Features :**

AIR CONDITIONING, Bedroom on ground floor, double glazing

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

4 parkings

**Energy class (dpe) : A**

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

Document non contractuel

05/07/2025 - Prix T.T.C



### Villa 9128SG Salernes

Real estate listing: In the charming town of Salernes, come and discover this superb detached villa on a 540 m² plot. A standard of living is taking shape with a southern exposure. In a warm and friendly setting, you will enjoy a fitted open-plan kitchen. The house, built in 2023, is in good condition, it offers optimal comfort with reversible air conditioning heating and electric hot water. It has 3 bedrooms, a bathroom (bathtub and shower), a toilet, and benefits from a terrace, to enjoy the beautiful summer days. In addition, you will benefit from two private parking spaces. Among the amenities, note air conditioning, 3 bedrooms on one level, double glazing, and mains drainage. This prestigious villa offers an exceptional living environment. Salernes, located in the Var department, offers many advantages for buying a house. This region with its authentic charm is renowned for its privileged climate, offering more than 300 days of sunshine per year. Salernes is also famous for its artisanal production of ceramic tiles, adding a unique appeal to its properties. Real estate prices remain reasonable and attractive compared to other cities on the French Riviera. In addition, the city offers a peaceful lifestyle with proximity to essential amenities, including schools, shops, and medical services. The diverse landscapes between vineyards, olive groves, and forests give Salernes an idyllic setting for buying a house. Information on the risks to which this property is exposed is available on the Cérèsque website.

