

695 000 €

**Contact agency**  
**Bochu Immobilier Vente**

1 av. Vendargues

34820 Teyran

04 67 70 89 90 /

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**For sale villa**

**5 rooms**

**Surface : 160 m²**

**Surface of the living : 51 m²**

**Surface of the land : 881 m²**

**Year of construction : 1993**

**Exposition : Est sud ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, fireplace, Bedroom on ground floor,  
double glazing, Automatic Watering, CALM

3 bedroom

1 bathroom

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : D**

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

Document non contractuel



### Villa 5036 Teyran

Bochu Immobilier offers you a villa where each space tells a story of well-being. Nestled in the heart of a peaceful residential area, this beautiful residence of approximately 160 m² invites you to write a new page in your story. From the entrance, the charm works: A vast living room of 51 m² bathed in light and a beautiful volume welcomes your moments of sharing, while a separate fully equipped kitchen awaits your most beautiful culinary inspirations. The bright, open office space adapts to your needs: remote work, reading, or a creative corner. A fourth bedroom is available. On the night side, a master suite designed as a real cocoon offers you a private bathroom and dressing room, while two additional bedrooms and a bathroom complete this single-story villa. Outside, the dream continues: a wooded plot of 880 m² envelops you in greenery, and a large swimming pool promises unforgettable summers. A garage completes the picture, offering practicality and storage. This villa is not just a place to live, it is a place of history to experience. Yours starts here. BOCHU Immobilier Teyran 04 67 70 89 90

Fees and charges :

695 000 € agency fees 4,32% à the responsibility of the buyer included

