

## Price on request

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

1 av. Vendargues

34820 Teyran

04 67 70 89 90 /

transaction.teyran@bochuimmobilier.com

**For sale villa**

**4 rooms**

**Surface : 135 m²**

**Surface of the living : 32 m²**

**Surface of the land : 697 m²**

**Year of construction : 1979**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : to renovate**

**External condition : GOOD**

**Couverture : tiling**

### Features :

fireplace, Bedroom on ground floor, double glazing, CALM

3 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel



## Villa 5037 Teyran

Bochu Immobilier offers you a villa with timeless charm, nestled in a green setting. In a sought-after residential area, a traditional villa awaits its new owners. With a surface area of approximately 135 m², this house exudes the serenity and comfort of a peaceful life, whether with family or as a second home. From the moment you enter, you will be charmed by its warm atmosphere: a vast living room with a fireplace bathed in light invites moments of sharing, while a separate kitchen promises beautiful hours around the stove. The ground floor also houses a first comfortable bedroom and a bathroom, ideal for single-story living. Upstairs, two bedrooms provide a pleasant sleeping area, complemented by a mezzanine that can be used for storage, an office, and an attic space that could be converted into a fourth bedroom. A shower room could be created. A very large 80 m² basement awaits you with a garage, laundry room, workshop, or gym, depending on your desires. All set on a 700 m² wooded plot, overlooking the property, offering peace and quiet and a beautiful unobstructed view of the pine forest. Bochu real estate teyran 04 67 70 89 90

Fees and charges :

