

**430 000 €**

**Contact agency**

**ANTONY VESQUE IMMOBILIER**

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**For sale villa**

**7 rooms**

**Surface : 169 m²**

**Surface of the living : 32 m²**

**Surface of the land : 1499 m²**

**Year of construction : 1979**

**Exposition : Sud ouest**

**View : Bord de mer**

**Hot water : Electrique**

**Inner condition : a refresh**

**External condition : GOOD**

**Couverture : slate**

**Features :**

Absolute calm, fireplace, Bedroom on ground floor, double glazing, Laundry room

4 bedroom

2 terraces

2 showers

2 WC

1 garage

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

13/06/2025 - Prix T.T.C



### Villa 793 Heugueville-sur-Sienne

ARCHITECT-DESIGNED PROPERTY WITH VIEW OF THE BAY OF SIENNA Spacious and bright architect-designed house, with character and a view of the Bay of Sienna, in a quiet location, 5 minutes from the beaches of AGON COUTAINVILLE. Comprising on the ground floor, a large entrance hall leading to the living room and a fitted and equipped kitchen, a lounge with its wood-burning fireplace, two bedrooms with bay windows opening onto a terrace, a shower room with toilet, a second toilet and a veranda with a second terrace. Upstairs, a large mezzanine and its small lounge area, a covered balcony, two bedrooms, an office, a shower room, a toilet and a storage room. In the basement, a large garage, with a cellar and a large soundproofed room. The property benefits from a South-West exposure, on a pleasant landscaped wooded plot of 1,499 m². DPE: D Ref.: 793 Price: 430,000 Euros, fees payable by the seller. File on request from Arnaud Méar Fees and charges : 430 000 € fees included

