

1 128 000 €

Contact agency

Agence NAUTILE IMMOBILIER

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For sale contemporary villa

5 rooms

Surface : 150 m²

Surface of the living : 62 m²

Surface of the land : 530 m²

Year of construction : 2002

Exposition : Sud

View : Sans vis à vis

Hot water : Gaz

Inner condition : excellent

External condition : excellent

Couverture : roof terrace

Features :

POOL, pool house, Bedroom on ground floor, double glazing, Automatic gate, CALM

4 bedroom

3 terraces

1 bathroom

2 showers

2 WC

1 garage

Energy class (dpe) : B

Emission of greenhouse gases (ges) : C

Document non contractuel

01/07/2025 - Prix T.T.C



### Contemporary villa 3029 La Grande-Motte

La Grande Motte, rare, very beautiful contemporary villa located in the sought-after residential golf area. This villa will seduce you with its quality services, its beautiful interior layout and its great brightness, but also with its peaceful location, not overlooked, and its south-facing exposure. Its comfortable surface area is approximately 150m<sup>2</sup> on a plot of 530m<sup>2</sup> with swimming pool. It is composed of: On the ground floor: a spacious 62m<sup>2</sup> living room with an open-plan kitchen and large bay windows opening onto the south-facing terrace and swimming pool. A 24m<sup>2</sup> master suite with a bathroom and dressing room, and a toilet. Upstairs: 2 large bedrooms of 21m<sup>2</sup> and 18m<sup>2</sup>, a 3rd bedroom of 12m<sup>2</sup>, a bathroom with walk-in shower, a toilet, a beautiful south-facing terrace of 42m<sup>2</sup>. It has been designed with modern materials, large format tiles, large aluminum bay windows, centralized roller shutters, condensing boiler with optimal underfloor heating, reversible air conditioning. It has a double garage of 43m<sup>2</sup>, a north-facing terrace as well as a vegetable garden area, a crawl space with a height of 60 cm, a technical/storage room for the swimming pool, the adjoining property is only through its garage. Don't hesitate to visit!

Fees and charges :

1 128 000 € fees included

