

**Price on request**

Contact agency

Agence BBii

30 rue Mgr A.Daumas

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**For sale villa**

**7 rooms**

**Surface : 130 m<sup>2</sup>**

**Surface of the land : 946 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Est ouest**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Features :**

POOL, 2 terraces, Bedroom on ground floor, CALM, Jeux d'enfants

4 bedroom

4 terraces

2 showers

3 WC

**Energy class (dpe) : D**

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



### Villa 8681-58 la grave de peille

LA GRAVE DE PEILLE! Great Opportunity! Must See, A detached 7-room house featuring 2 main apartments + an independent studio on a 946 m<sup>2</sup> plot with a SWIMMING POOL: On the ground floor, 2 rooms totaling 51 m<sup>2</sup> (expandable to 3 rooms), entrance hall, separate fitted and equipped kitchen, living room, bedroom, shower, separate toilet, with a large west-facing terrace, On the first floor with its own private entrance, living room, 3 bedrooms, separate fitted kitchen, shower, 2 toilets, all opening onto a balcony, garden, terrace, and cellar. On the property, there is an independent 17 m<sup>2</sup> studio with a summer kitchen and terrace (to be renovated), plus a secured 7 x 3.5 m swimming pool. The villa is ideal for two families (2 units) or as a rental investment. MUST SEE! €468,000 including agency fees - Energy Rating C Estimated running costs: €1,379 - €1,920 Diagnostic completed on 04/19/2024 Agency fees paid by the seller BBii Agency - 04 97 22 24 83 - 06 50 46 04 34

**Fees and charges :**

Document non contractuel

27/01/2026 - Prix T.T.C

