

## Price on request

**Contact agency**

**Cabinet Gaillard**

36 Avenue de Boutiny

06530 Peymeinade

04 93 66 10 46 / contact@cabinetgaillard.com

**For sale villa**

**6 rooms**

**Surface : 195 m²**

**Surface of the living : 44 m²**

**Surface of the land : 1560 m²**

**Year of construction : 1970**

**Exposition : Plein sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : exceptional**

### Features :

double glazing, Bibiothèque, Bedroom on ground floor, Laundry room, CALM, POOL, fireplace

4 bedroom

1 terrace

1 bathroom

2 showerers

4 WC

1 garage

5 parkings

1 cellar

**Energy class (dpe) : C**

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



## Villa 2872 Peymeinade

Located in a residential area close to shops, this contemporary-style villa is presented in excellent condition. Renovated in 2011, it offers a living area of 195 m² made up of 6 main rooms and includes: on the ground floor, a spacious 44 m² living room opening onto a terrace, a fully equipped kitchen with a laundry area, and a master suite with a bathroom and walk-in closet. Upstairs, there are 3 bedrooms, a dressing room, and 2 shower rooms. Additional features include a basement garage, a workshop, and a carport. The fenced and landscaped grounds boast a lovely pool area. The villa is connected to the main sewer system, with underfloor heating provided by a heat pump.

Fees and charges :

