

## Price on request

### Contact agency

#### Bochu Immobilier Vente

1 av. Vendargues

34820 Teyran

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### For sale villa

5 rooms

Surface : 200 m²

Surface of the living : 60 m²

Surface of the land : 2880 m²

Year of construction : 1981

Exposition : Est sud ouest

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

### Features :

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

4 bedroom

2 terraces

2 show ers

3 WC

1 garage

5 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel



## Villa 5042 Teyran

Bochu Immobilier offers you in Teyran, set in a green haven, a single-story villa of approximately 200 m² nestled in the heart of a generous 2,900 m² plot. From the entrance, the eye is drawn to the exceptional volumes of the 60 m² living room, where light and high ceilings blend to create a warm atmosphere, and an adjoining veranda extends the living space. A large, fully equipped separate kitchen with a dining area and access to the south-facing terrace. The sleeping area includes four bedrooms, featuring a stunning 35 m² master suite with its walk-in closet and private bathroom. A second bathroom adds to the comfort. A beautiful pool surrounded by its terrace shaded by the bioclimatic pergola, a pool house, and a summer kitchen where days linger late. Reversible air conditioning, water sourced from the Lower Rhône. Possibility of subdividing into two additional lots—rare and valuable, offering real potential for development. BOCHU IMMOBILIER TEYRAN 04 67 70 89 90

Fees and charges :

