

699 000 €

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For sale villa

7 rooms

Surface : 197 m²

Surface of the living : 51 m²

Surface of the land : 1003 m²

Year of construction : 2018

Exposition : Sud ouest

Hot water : Thermodynamique

Inner condition : excellent

External condition : GOOD

Couverture : slate

Features :

POOL, Bedroom on ground floor, double
glazing, Architecture contemporaine,
CALM, Automatic gate, AIR CONDITIONING

4 bedroom

1 terrace

1 bathroom

3 showers

2 WC

1 garage

4 parkings

1 cellar

Energy class (dpe) : A

Document non contractuel

Emission of greenhouse gases (ges) : A



Villa 173 Villette-d'Anthon

Renovated villa of 197 m² with swimming pool and bioclimatic pergola Are you looking for a new Villa, offering quality services, beautiful spaces and low energy consumption? In a quiet area and close to all amenities? This Villa completely renovated and extended in 2018 is made for you! Located in a quiet area, at the end of a dead end, in a residential area, you will enjoy a beautiful surface area of 197 m² on a plot of 1,003 m² with swimming pool. Upon arrival on the property, you will enjoy a beautiful courtyard that can accommodate up to 4 vehicles, complete with a large garage of over 31 m². Can't wait to discover the interior? Enter the hall which serves on one side a large bright living room of over 51 m² open to a beautiful American kitchen with its pantry area and its bar - dining area, and on the other a parental suite on one level, with its bathroom and with direct access to the terrace. The ground floor is completed by a large laundry room with direct access to the garage. Upstairs, you will enjoy 3 bedrooms, each with its own bathroom or shower room, large closets and even a dressing room for one of them. 2 of the bedrooms also benefit from a large balcony. Do you like living outside as much as inside? The terrace overlooking the swimming pool will welcome you under its bioclimatic pergola to enjoy the outdoors all year round. All the services offered by this villa have been designed for optimum daily comfort: reversible duct air conditioning, aluminum joinery with BSC or electric shutters depending on the

