

449 000 €

Contact agency

**Domus Immobilier**

41, Boulevard de la Libération

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**For sale villa**

**5 rooms**

**Surface : 150 m²**

**Surface of the living : 50 m²**

**Surface of the land : 1400 m²**

**Year of construction : 2009**

**Exposition : Sud**

**Hot water : Electrique**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

AIR CONDITIONING, GARAGE, Bedroom on ground floor, double glazing

5 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

6 parkings

**Energy class (dpe) : C**

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

Document non contractuel

04/05/2025 - Prix T.T.C



### Villa 4837 Châteauneuf-de-Gadagne

6-room house 150 m² in Châteauneuf de Gadagne Built in 2009, this single-storey villa offers more than 150 m² of living space, on a fully fenced plot of approximately 1500 m². Large living room bathed in light thanks to its large sliding window, fully equipped open kitchen, 4 bedrooms, 2 shower rooms, 2 toilets, laundry room and gym which can also be used as an office or 5th bedroom. Outside, a beautifully planted garden with a large terrace giving access to the swimming pool (7 X 3.5), vegetable patch, borehole and automatic watering. Very nice amenities: Recent heat pump (2022), water softener, PVC double glazing, heated and cooling floor, several parking spaces, garage, electric gate, videophone... To visit without delay. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fees and charges :

449 000 € fees included

