

## Price on request

### Contact agency

#### Bochu Immobilier Vente

1 av. Vendargues

34820 Teyran

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### For sale villa

6 rooms

Surface : 175 m²

Surface of the living : 64 m²

Surface of the land : 880 m²

Year of construction : 2009

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : roof terrace

### Features :

POOL, pool house, Water from the bottom rhone, solar, Bedroom on ground floor, double glazing, Automatic Watering, softener, Automatic gate, ducted air conditioning

5 bedroom

1 terrace

1 bathroom

2 show ers

3 WC

1 garage

3 parkings

Document non contractuel



## Villa 5035 Jacou

Bochu Immobilier Teyran offers you an elegant and contemporary villa of approximately 175 m², nestled in a sought-after residential environment. Built on an enclosed and wooded plot of 880 m², it offers an exceptional living environment combining modern comfort, privacy and accessibility. From the entrance, the volumes and the brightness seduce. The main living space of 64 m², through and bathed in light, opens through large sliding bay windows onto a wooden terrace and an infinity pool area extended by a shaded pergola for moments of relaxation. You have three bedrooms on one level, one of which has its own private shower room and a bathroom. Upstairs, you will discover two additional bedrooms, ideal for accommodating family or friends, an office perfect for teleworking or creative activities, and a separate bathroom. Plenty of storage space, a large cellar, a laundry room, a garage and three parking spaces complete this rare property. Equipped with photovoltaic solar panels and ducted air conditioning, this villa combines aesthetics, functionality and energy performance. An exceptional property just a few minutes' walk from schools, shops, trams and buses, the perfect combination of city and nature. BOCHU IMMOBILIER TEYRAN 04 67 70 89 90

Fees and charges :

