

**Price on request**

**Contact agency**

**TRILLES IMMOBILIER**

25 avenue du Maréchal FOCH

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**For sale house**

**7 rooms**

**Surface : 156 m²**

**Surface of the living : 58 m²**

**Surface of the land : 324 m²**

**Year of construction : 2023**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : NEW**

**Couverture : tiling**

**Features :**

Bedroom on ground floor, double glazing,  
Laundry room

5 bedroom

1 terrace

3 show ers

2 WC

1 garage

2 parkings

**Energy class (dpe) : A**

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

Document non contractuel

04/09/2025 - Prix T.T.C



**House 1489 Pia**

A beauty! Come and discover this stunning villa with surprising spaciousness! Impeccable and flawless condition! Quality materials! Built in 2023! 5 bedrooms! 156 m² living space + garage + covered terrace. Perfect for a blended family or a large family. The Ground Floor offers: \* A spacious living area of about 58 m², thoughtfully designed, filled with natural light, featuring a seating area separated by a handcrafted glass partition. \* Open-plan "SCHMIDT" kitchen, fully fitted and equipped with high-end appliances. \* A laundry room (at the back of the kitchen) with storage space and room for an American-style fridge. \* A master suite with Italian shower and walk-in closet \* A separate toilet \* A fitted garage with shelves on both sides, sink, motorized door, and access hatch to the crawl space. The upper floor features: \* 4 additional bedrooms (including 1 master suite with Italian shower and walk-in closet). Each of the other bedrooms has a closet and TV antenna. \* A modern bathroom with quality fixtures (Italian shower, towel warmer, and cupboard) \* A separate toilet The exterior: \* Spacious covered terrace sheltered from the Tramontane wind, with a fitted kitchen. \* 2 parking spaces Highlights: - Ducted air conditioning - Ten-year guarantees - Traditional construction with a local builder - Aluminum joinery with centralized blinds - Fine crushed plaster finish - Quiet area (new development on the Bompas side)

Mandat 1489 - Fees payable by sellers - Energy performance certificate in

