

800 000 €

**Contact agency**

**Devier Immobilier SGM**

45, Plan des cafés

34160 St Genies des Mourgues

04 67 86 28 70 / agence@devier-  
immobilier.com

**For sale contemporary villa**

**6 rooms**

**Surface : 176 m<sup>2</sup>**

**Surface of the living : 62 m<sup>2</sup>**

**Surface of the land : 1000 m<sup>2</sup>**

**Year of construction : 2006**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : roof terrace**

**Features :**

double glazing, POOL, CELLAR, reversible  
air conditioning, electric shutters, fireplace

5 bedroom

2 terraces

1 bathroom

1 shower

3 WC

1 garage

4 parkings

**Energy class (dpe) : C**

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

Document non contractuel



**Contemporary villa 7931 Restinclières**

RESTINCLIERES, superb villa of ???m<sup>2</sup> on a plot of 1000m<sup>2</sup> with swimming pool in a quiet cul-de-sac, not overlooked. The villa consists on the ground floor of a large, very bright living room of 62m<sup>2</sup> with access to the terrace, a beautiful open fitted kitchen with laundry room and access to the garage. Also, a bedroom and a master suite with terrace access, dressing room and bathroom with shower and bathtub. Upstairs, you will discover 3 beautiful bright bedrooms, 2 of which have wardrobes and one with a terrace with a clear view of Pic Saint-Loup. You can enjoy the outdoors with a large terrace not overlooked on the south side and a swimming pool. This villa offers quality services, reversible heating, quality materials. A rare opportunity in a quiet environment not to be missed! Do not hesitate to contact DEVIER IMMOBILIER on 0467862870

Fees and charges :

800 000 € fees included

