

410 000 €

Contact agency

Gestiom Immobilier

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For sale villa

7 rooms

Surface : 180 m²

Surface of the living : 51 m²

Surface of the land : 1300 m²

Year of construction : 1988

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : to modernize

Features :

POOL, pool house, fireplace, Bedroom on ground floor, double glazing, Laundry room, CALM

6 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Document non contractuel

03/05/2025 - Prix T.T.C



### Villa Canohès

Rare: In a sought-after residential area and outside of a subdivision, discover this spacious 4-sided villa built in 1988, located on a beautiful wooded plot of approximately 1300 m² and in the immediate vicinity of all amenities (schools, shops, road access). Outside, you will be charmed by a beautiful south-facing garden, with a 10 x 4 m swimming pool, a borehole, welcoming terraces and a large garage. Inside, the house has approximately 180 m² of living space and offers a beautiful, bright living room of over 51 m² with a fireplace, opening directly onto the south-facing terrace. The independent kitchen of approximately 17 m², adjoining the living room, can easily be opened to create a living space of over 68 m². The ground floor also includes two comfortable bedrooms, a shower room, a separate toilet, and plenty of storage space (cupboards and pantry adjoining the kitchen). Upstairs, you will find three additional bedrooms (between 11 and 15 m²), an office (9 m²), a bathroom, a WC, as well as a hallway with closet, providing a well-separated sleeping area. Services: • Double-glazed wooden joinery, • Town gas heating for the ground floor, electric convectors upstairs, • Fireplace in the living room, • Large garage of 31 m², • Drilling Please note: this property is in its original condition, offering rare potential for those wishing to update it and personalize it according to their wishes. Renovation work is therefore expected, but the generous volumes, the quality of construction and the prime location make it a

