

624 000 €

**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 villa**

**7 rooms**

**Surface : 220 m<sup>2</sup>**

**Surface of the living : 64 m<sup>2</sup>**

**Surface of the land : 700 m<sup>2</sup>**

**Year of construction : 1998**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

double glazing, POOL, CELLAR, large  
basement, reversible air conditioning

6 bedroom

2 terraces

1 bathroom

2 showers

5 WC

4 parkings

**Energy class (dpe) : B**

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

Document non contractuel

20/05/2024 - Prix T.T.C



**Villa 7836 Castries**

Beaulieu, beautiful and large house of 220 m<sup>2</sup> of living space which can be suitable for a large family or possibility of separating an F3 for rental or liberal profession without any opposite. The main part is composed of a large living room of 64 m<sup>2</sup> with fitted kitchen, a laundry room and a toilet. Upstairs: a large mezzanine of 20 m<sup>2</sup>, two bedrooms, a bathroom and toilet. The second communicating part, but which can be separated, consists of a living room with open-plan kitchen, two bedrooms, bathroom, toilet and small mezzanine. Heating by heat pump, heated floor for the main part and reversible air conditioning for the other part, the house is also equipped with photovoltaic panels. The whole is located on a plot of 701 m<sup>2</sup> with large terraces and swimming pool. A large basement over the entire surface with good height offers the possibility of storage or any other use. Quiet and residential environment. To see without delay. For any further information contact: DEVIER IMMOBILIER Agency 0467862870 in Saint Geniès des Mourgues 34160

Fees and charges :

624 000 € fees included

