

## Price on request

**Contact agency**

**Styles**

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**For sale contemporary villa**

**Surface : 290 m²**

**Surface of the land : 10100 m²**

**Year of construction : 2021**

**Exposition : Sud**

**View : Panoramique**

**Inner condition : excellent**

**External condition : NEW**

### Features :

POOL, AIR CONDITIONING, fireplace, double glazing, Laundry room, Automatic gate

7 bedroom

3 terraces

1 bathroom

2 show ers

3 WC

2 garage

4 parkings

**Energy class (dpe) : C**

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

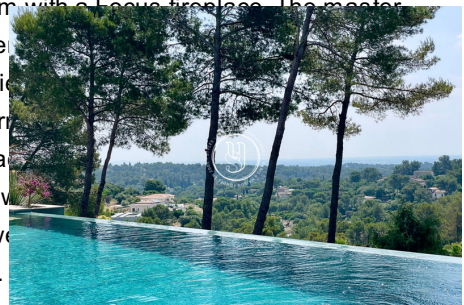
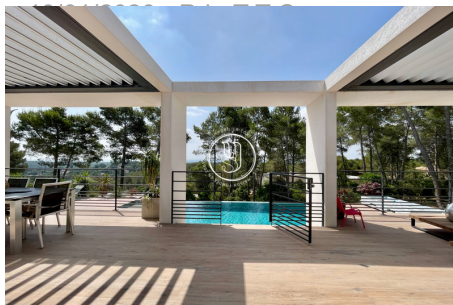
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## Contemporary villa 3991 Nîmes

Anyone wishing to acquire an exceptional property with top-of-the-range amenities, where calm and serenity reign - in a prestigious area less than seven minutes from the center of Nîmes and just over twenty minutes from Uzès - will one day have to stop and visit this superb contemporary development dating from 2021 and its two outbuildings totalling almost 300 m² (the building itself, over 400 m²).

Erected on a magnificent plot of over one hectare of garrigue, pine, oak and olive trees, the three buildings offer breathtaking south-facing views, especially from the main house's vast terraces (89 m² and 105 m²), which extend the living areas with two biodynamic pergolas, or from the infinity pool (salt, copper and silver, 11x4). These breathtaking views are visible as soon as you cross the threshold of the 192 m² main house, where the distribution of spaces has been carefully and thoughtfully designed to create a haven of comfort and modernity. It's a living space that requires as little maintenance as possible, and where traffic flows freely. It's worth noting that all the renovation work was carried out by a craftsman using only the finest materials. More than rare. Make way for nature, relaxation, conviviality and the peace and quiet you so desire, as the parental and children's areas, most of which face the panoramic view, have been deliberately separated from the rest of the house by a large, sober, modern custom kitchen, an adjoining utility room and dining room, and an elegant living room with a Focus fireplace. The master



according to the model of the main house and meets the same requirements of comfort and modernity. The space is still to be defined for use as additional accommodation or as a large office for a liberal or other professional activity. The second annex (or mazet) of 53 m², built in the 70's (electricity and plumbing redone, new water supply, air-conditioning), offers considerable potential for an extension. Identical indoor/outdoor parquet-effect tiling, marble, sliding bay windows, latest-

generation home automation, air/water heat pump, underfloor heating and cooling, photovoltaic panels (stand-alone system)...etc. All the amenities are there for optimum comfort. A visit to this sublime property is a must.

Fees and charges :