

615 000 €

Buying house

5 rooms

Surface : 135 m<sup>2</sup>

Surface of the living : 61 m<sup>2</sup>

Surface of the land : 1260 m<sup>2</sup>

Year of construction : 1999

Exposition : Sud est

View : Dégagée

Hot water : Electrique

Inner condition : good

External condition : good

Features :

Pool, Sea view, Abris deux voitures, Alarme avec camera, Double Glazing, Laundry room, Automatic gate, Secteur calme

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

3 cellars

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

17/09/2024 - Prix T.T.C



## House 497V875M Peymeinade

Mandate QUIET AND RESIDENTIAL AREA / SEA VIEW 5-room villa 140 m<sup>2</sup> EXCLUSIVE - PEYMEINADE. In absolute calm, come and discover this beautiful 5-room villa built in 1999. On approximately 1300m<sup>2</sup>, it offers a vast living space of 65m<sup>2</sup> with a triple volume living room / dining room / office. The equipped kitchen is open to the living room. The 28m<sup>2</sup> garage which can be converted into a master suite on one level is accessible from the laundry room adjoining the kitchen. Upstairs, there are 4 bedrooms, 1 shower room, 1 bathroom. very nice amenities: - video surveillance - secure access - fenced swimming pool - illuminated garden - garage (28m<sup>2</sup>) - carport for two vehicles (34m<sup>2</sup>) - sea view - very good DPE - Absolute calm - not overlooked - double north / south terrace - crawl space 1m75 under the terrace. !! guaranteed favorite !! Surface area: 140 m<sup>2</sup> Fees payable by the seller Date of completion of the energy diagnosis: 08/22/2023 Primary energy consumption: 161 kWh/m<sup>2</sup>/year Final energy consumption: Not communicated Estimated amount of annual energy expenditure for standard use: between €1,355 and €1,833 per year. Average energy prices indexed for the year 2021 (including subscriptions) Information on the risks to which this property is exposed is

