



House

SAINTE ROSE (971)

440 000 €*

* Agency fees to be paid by the seller



155 m²



7 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Carole VIATTE offers you exclusively in SAINTE-ROSE this complex, with its villa, these 2 bungalows and its 10x4.5m swimming pool, in a magnificent wooded and landscaped garden of more than 2200 m². With a view of nature, you can fully enjoy the richness of the flora, the calm and the natural ventilation. 4 minutes from the departure for the Grand Cul-de-Sac Marin, a nature reserve, classified as a world biosphere reserve by UNESCO, you can escape or take advantage of the tourist flow for seasonal rentals. The single-storey villa and its covered terrace of 13.07 m² with awnings dominate the property. The large covered terrace of 13.07m² which extends the kitchen and the living room can accommodate a table for meals. The terrace extends to the side, with 34 m² of covered tiled space, an ideal space for setting up your small lounge in the shade in front of the swimming pool. This villa also consists of a dining room, a kitchen opening onto the terrace via a hatch, a bathroom and a separate toilet. For the sleeping area, the villa has 2 air-conditioned bedrooms of 13.75m² and 10.20m², well ventilated. At the entrance to the property, 2 pretty wooden bungalows with terraces have been built for seasonal rental. Each bungalow is independent and everyone is free to isolate themselves or interact with their neighbors, under the hut, or by the 10x4.5m swimming pool where the sun shines its rays from the early hours of the day. Here everything is done to disconnect and leave behind the worries of the metropolis. Bungalow No. 1 of 37 M², air-conditioned and furnished, has a beautiful covered terrace of 15M² in addition. It has a large living room kitchen/living room with sofa bed, a separate bedroom and a bathroom with toilet Bungalow No. 02, 16 M² opens onto a large room with kitchen open to living room and offers 1 living room with 140 cm sofa bed for 2 people, 1 bathroom with walk-in shower + WC A covered terrace of 15 m² is adjoining. A notebook next to the swimming pool will allow you to hang your hammock. At the entrance a shed can be converted into a gite or used as a covered garage. Parking for 4 vehicles has been provided at the bottom of the property. Air fans have been installed and insulation arrangements made to improve the Energy Performance Diagnostic which dates from July 2014. The new visit indicating the performance to date is scheduled for September 30. Les honoraires sont à la charge du vendeur. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.



Carole VIATTE

SAINTE-ANNE (97180)

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 827943

Property type House

Year of construction 2004

View Vue dégagée, sur Jardin

SURFACES

Living space 155 m²

Surface Carrez Law 118 m²

Living room surface 53 m²

Land surface 2274 m²

COMPOSITION

Number of rooms 7

Number of bedrooms 4

Toilets count 3

Washrooms 3

Terrace 1

DPE/GES

DPE 12

GES 10

APPENDIX

Parking couvert

Parking space 3

Videophone Non

SERVICES

Air conditioning Yes

Swimming-pool Yes



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Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle