



Architect Villa

AGDE (34)

957 000 €*

* Agency fees to be paid by the seller



163 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

5 minutes from the beach, in a very popular area of Grau d'gde, with a quiet environment. You will find serenity and pleasure in this magnificent new architect villa.

This seal in addition, its proximity to shops, schools and all other amenities. The house of 163m², built on a superb plot of 500 m², is open to the outside and its contemporary U-shaped swimming pool, which gives it its luminosity in summer and winter with its southern exposure.

The garden is planted and very well maintained, and has 2 outdoor parking spaces. From the entrance, we discover a large bright living room with an American kitchen including a central island.

The living room also provides access to the master suite on the ground floor, including a shower, a bathtub and a dressing room.

Upstairs you immediately arrive on a large well of light, which allows you to find this family and warm side.

Added to this are two beautiful suites opening onto the terrace, with their bathroom and dressing room.

The house is equipped with reversible ducted air conditioning and also electric shutters and burglar-proof glass.

You should also know that the villa has the latest home automation systems. It also has a poolhouse, a summer kitchen and a bowling alley.

It is at the bottom of a dead end which allows to keep calm and to have the rarity of the passage in front of the house.

This villa is a haven of peace to experience the best of the South, year-round or as a second home, to enjoy the Mediterranean with family or friends, summer and winter. 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.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Soraya BEGUIN

VALRAS-PLAGE (34350)

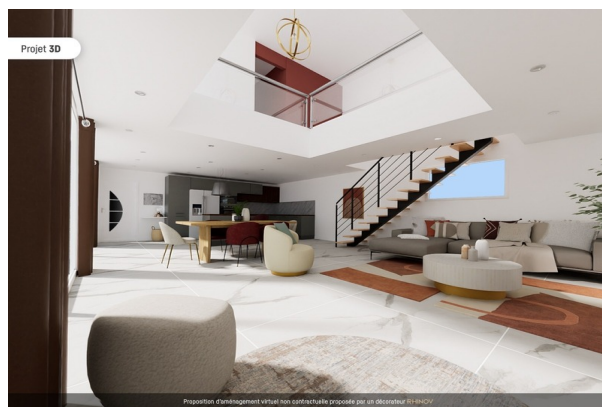
Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 816869

Property type Architect Villa

Year of construction 2022

Exposure South

SURFACES

Living space 163 m²

Living room surface 60 m²

Land surface 500 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 3

Number of bathrooms 1

Toilets count 2

Washrooms 3

Terrace 1

DPE/GES

DPE 24

GES 0

APPENDIX

Parking extérieur

Parking space 2

Videophone Oui

SERVICES

Air conditioning Yes

Heater électricité

Heater climatisation réversible

Heater solaire

Kitchen américaine

Swimming-pool Yes

Interpcom Yes



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