



House

ASSAS (34)

649 000 €*
capifrance

* Agency fees to be paid by the seller



180 m²



7 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

In absolute calm: In a privileged area, come and discover this magnificent modern villa of 180 m² on one level, on an exceptional plot of 1500 m² with swimming pool. It is located in a pretty village of 500 inhabitants not far from the city's amenities. As soon as you enter you will be under the spell of this beautiful, bright and friendly space of 61 m² accompanied by its fully equipped kitchen where you can welcome friends and family around this wood stove opening onto the garden. A closed space of 8 m² dedicated to an office will accompany this living room. The villa is composed as follows: On one side, a beautiful master suite of 23 m² with a bathroom, walk-in shower and a dressing room, all overlooking the outside. The other wing of the house is made up of 4 bedrooms of 11 m², all with wardrobe. A large bathroom with double sinks, walk-in shower and a bathtub will complete the space. A tiled space of 40 m² with a toilet can also be used as a games room or other arrangement. The advantages of this villa: - Reversible ducted air conditioning - A wood stove (less than 4 months) - Aluminum joinery - Softener - Fiber An adjoining garage of 12 m² will accompany this quality property. Feel free to contact me for more information. Guillaume Soliveres 06 30 20 54 10 guillaume.soliveres@capifrance.fr 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!



Guillaume SOLIVERES

**SAINT-GELY-DU-FESC
(34980)**

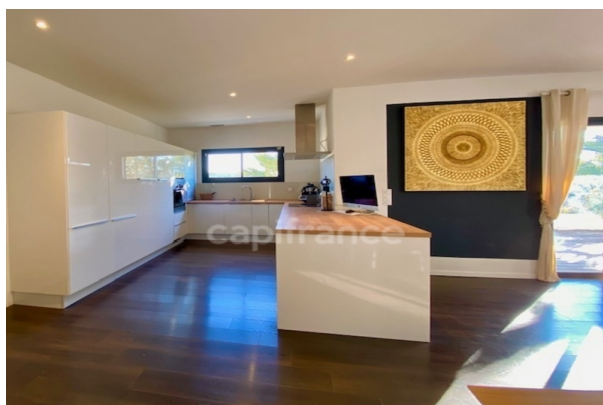
Agent

RSAC : 953 867 975 00013

Courts service city :
MONTPELLIER

(+33)6 30 20 54 10

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 840596

Property type House

Year of construction 2014

Exposure S-E

View Vue dégagée, sur Jardin

SURFACES

Living space 180 m²

Surface Carrez Law 140 m²

Living room surface 61 m²

Land surface 1500 m²

COMPOSITION

Number of rooms 7

Number of bedrooms 5

Number of bathrooms 2

Toilets count 2

DPE/GES

DPE 116

GES 4

APPENDIX

Parking extérieur

Parking space 5

Garage 1

Cellar 1

Videophone Oui

SERVICES

Air conditioning Yes

Heater électricité

Heater climatisation réversible

Kitchen américaine

Interpcom Yes



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

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