



House

SAINT MATHIEU DE TREVIERS (34)

420 000 €*

* Agency fees to be paid by the seller



100 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

In St Mathieu de Trviers in a secure area You will be under the spell of this beautiful new R+1 villa from 2023 of 100 m2 on a plot of 394 m2. This semi-detached villa in a dead end is composed as follows: On the ground floor: You will find a beautiful living room of 36 m2 as well as an equipped kitchen and its laundry room of 5m2. On the same landing several possibilities are available to you, either keep an office or play room of 8 m2 or open onto the living room to give more volume. All opening onto a beautiful terrace surrounded by oak trees of 24 m2 and its garden of 300 m2. Upstairs: 3 bedrooms of 9.10 and 12 m2 as well as a shower room and its walk-in shower of 7 m2. The advantages of this villa and the technical aspect: - Split air conditioning on the ground floor and floor - VMC - Aluminum joinery - Electric roller shutters - 2 parking spaces Do not hesitate to contact me for more information. Guillaume Soliveres 06 30 20 54 10

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](http://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)**

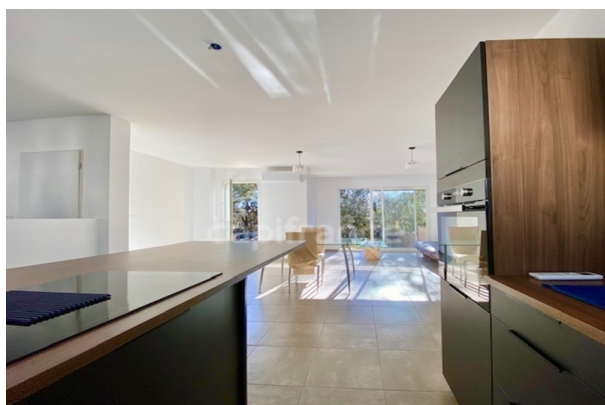
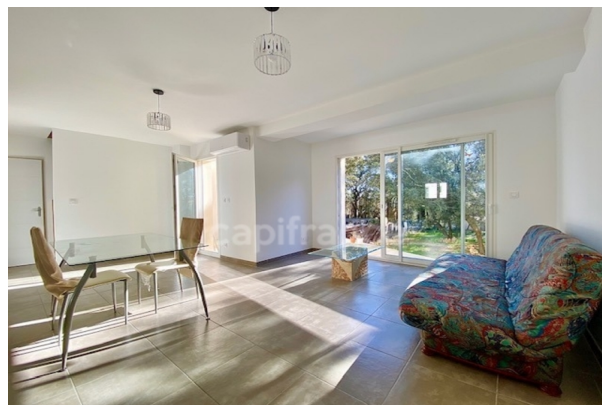
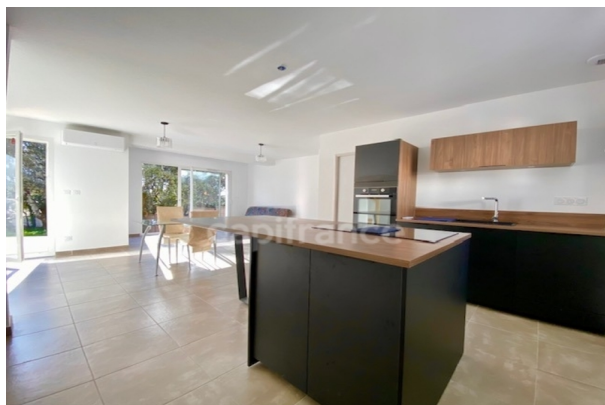
Agent

RSAC : 953 867 975 00013

Courts service city :
MONTPELLIER

(+33)6 30 20 54 10

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 843308
Property type House
Year of construction 2021
Exposure South
View Vue sur Jardin

SURFACES

Living space 100 m²
Surface Carrez Law 94 m²
Living room surface 36 m²
Land surface 394 m²

COMPOSITION

Number of rooms 5
Number of bedrooms 3
Number of bathrooms 1
Toilets count 2
Terrace 1

APPENDIX

Parking extérieur
Parking space 2
Videophone Non

SERVICES

Air conditioning Yes
Heater électricité
Kitchen aménagée
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