



Villa

ROGNAC (13)

990 000 €*
capifrance

* Agency fees to be paid by the seller



225 m²



8 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

Are you looking for a house of character, exceptional volumes and high-end services? Do not search anymore ! This house is made for you !

You will be seduced by this superb architect-designed villa of 225 m² with its wooded garden of approximately 1170 m², quiet, nestled in lush greenery and its traditionally built swimming pool.

Located close to shops, transport and schools, it will accommodate a family wishing to have large volumes and plenty of storage space upon entry.

Thus, you will benefit from a spacious 63 m² living room and its fully equipped and fitted kitchen, all bathed in light thanks to its impressive 5 meter high bay window and cathedral ceiling.

We stay on the ground floor to discover the first sleeping area consisting of a large bedroom with its quality dressing room, a master suite including a private bathroom with spa bath for you to relax. This sleeping area is completed by a bathroom and toilet. Finally, you will appreciate the office for working in peace, which is accessed directly from the living room. A large laundry room of 14 m² and a garage complete this level.

You will access the first floor by a majestic suspended staircase, defying the laws of gravity, you will discover three good-sized bedrooms, including a master suite opening onto a large solarium which promises you beautiful moments of relaxation with its unobstructed view of the hills, a bathroom and a toilet. This fully automated house will make your life easier.

You will also appreciate its high-end services and comfort.

The icing on the cake is an independent apartment of 40 m².

You will like:

- Its architecture and its volumes
- Its high-end materials
- Its 5 spacious bedrooms
- Its beautiful, tastefully landscaped garden
- Its thermal comfort (energy class B).

Fees are the responsibility of the seller.

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!



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Agent

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LE BIEN EN IMAGES



DETAILS

COMPOSITION

Number of rooms	8
Number of bedrooms	5
Number of bathrooms	3
Toilets count	4
Washrooms	1
Terrace	1

DPE/GES

DPE	86
GES	2

APPENDIX

Parking	couvert
Parking space	4
Garage	1
Videophone	Non

SERVICES

Air conditioning	Yes
Heater	pompe à chaleur
Kitchen	américaine
Swimming-pool	Yes
Interpcom	Yes

GENERAL

Reference	850972
Property type	Villa
V	Vue dégagée, Panoramique, sur Jardin, sur Piscine

SURFACES

Living space	225 m²
Land surface	1170 m²



CAPIFRANCE
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SAS au capital de 100.000 euros

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