

1 199 000 €

**Buying villa**

**5 room**

**Surface : 204 m<sup>2</sup>**

**Surface of the living : 50 m<sup>2</sup>**

**Surface of the land : 1423 m<sup>2</sup>**

**Year of construction : 1974**

**Exposure : Sud**

**View : Panoramique**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : Exceptionnel**

**Cover : tiles**

**Benefits :**

pool, alarm, air conditioning, fireplace,  
Bedroom on ground floor, electric shutters,  
Automatic Watering, Automatic gate, calm

4 bedroom

2 terrace

1 bathroom

2 shower

3 toilet

1 garage

6 parking

1 cellar

**Energy class (old measure) : B**

**Climate class : A**

Document non contractuel

15/09/2024 - Prix T.T.C



**Villa 2408 Venice**

We fell in love with this magnificent villa, almost entirely on one level, high-end services, panoramic views, located on the first heights, two minutes from amenities. Villa of 200m square including 150m on one level with a beautiful living room kitchen area of 65m<sup>2</sup>, three bedrooms two bathrooms including a master suite, on the lower floor a suite (ideal for a teenager or guests) laundry room, modified garage in workshop. The dominant position of the villa offers a panoramic view facing south, in addition you will find a very beautiful swimming pool area, a shaded terrace, a vegetable garden, a bowling green, a henhouse, numerous parking spaces.

**Fees and charges :**

1 199 000 € fees included

