

€ 840 000

**Buying villa**

**5 rooms**

**Surface : 158 m<sup>2</sup>**

**Surface of the living : 55 m<sup>2</sup>**

**Year of construction : 1978**

**Exposition : Sud**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

pool, pool house, fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, calm

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

5 parkings

**Energy class (dpe) : A**

**Emission of greenhouse gases (ges) : A**

**Fees and charges :**

840 000 € fees included



**Villa Le Beausset**

In a countryside setting a few minutes walk from the city center! Just a few steps from the city center, a superb individual mason's villa, with a surface area of 158 m<sup>2</sup>, largely on one level, is waiting for you. It is located on a plot of 1300m<sup>2</sup> which offers a view of the countryside and a beautiful southern exposure. The house offers a large living room of 55 m<sup>2</sup>, a fully equipped semi-independent kitchen, 4 bedrooms, one of which is on the ground floor, a bathroom, a shower room and two toilets, a laundry room. On the exterior side, you will enjoy a beautiful terrace, a large swimming pool, a pool house and a garage. Its heating is provided by reversible air conditioning and a majestic fireplace. Its assets: calm, quality of construction, environment, double-glazed windows... Don't wait any longer, contact us for a visit. Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr) Ref. : 907V68M - Mandat n°1619



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