

410 000 €

Buying villa

4 rooms

Surface : 116 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Surface of the land : 413 m<sup>2</sup>

Year of construction : 1960

Exposition : Nord est

View : Citadine

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : tiles

Features :

2 terrasses, Bedroom on ground floor

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

3 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

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18/10/2024 - Prix T.T.C



## Villa 8730-13 La Trinité

THE TRINITY: TO DISCOVER! 4-room detached villa with garden and above-ground swimming pool: It consists on the ground floor of a beautiful living room/living room with a fireplace, beautiful fitted kitchen, 2 bedrooms with storage, bathroom, separate WC, garage now used as a laundry room, office and premises 2 wheels. Level 1: Large bright bedroom with bathroom with WC To enjoy the swimming pool, a beautiful garden with a beautiful 40 m<sup>2</sup> terrace with pergola and summer kitchen as well as a charming garden area not overlooked. The plot is 413 m<sup>2</sup> completely fenced with gate and possibility of parking 3 vehicles. Double glazing, roller shutters, air conditioning, fireplace. TO VISIT WITHOUT WAITING! €429,000 HAI - Energy Class B BBii Agency Isabelle MALLÉON - 06 62 66 80 00 - 04 97 22 24 83 - www.bbii.fr Agency fees payable by the seller

Fees and charges :

410 000 € fees included



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Document non contractuel - Barème de prix disponible sur notre site internet