

435 000 €

Buying villa

5 rooms

Surface : 100 m<sup>2</sup>

Surface of the living : 40 m<sup>2</sup>

Surface of the land : 200 m<sup>2</sup>

Year of construction : 2007

Exposition : Ouest

View : Citadine

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

pool, 2 terrasses, calm

3 bedroom

1 terrace

1 bathroom

2 WC

3 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

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22/12/2024 - Prix T.T.C



## Villa 8786/11 La Trinité

LA TRINITE : BBii Exclusive! DISCOVER IT! BRIGHT 5-room detached villa (built in 2009) with above-ground swimming pool. It consists of 3 parking spaces and a cellar on the ground floor. On the 1st floor, beautiful volume for this 30 m<sup>2</sup> living room/lounge opening onto a beautiful exterior with open view, beautiful fitted American kitchen equipped with 10 m<sup>2</sup>, separate toilet, storage, office. Level 2: 3 bedrooms, one with dressing rooms, hallway, bathroom with toilet. Small garden, completely unobstructed view, not overlooked, quiet, sunny location! Double glazing, air conditioning. TO VISIT WITHOUT DELAY! €435,000 HAI - Energy Class EC 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 :

Annual current expenses 265 €

Well condominium

51 lots in the condominium 435 000 € fees included



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