



# PIERRES AU SOLEIL

## IMMOBILIER

"L'art de vivre dans le Sud"

**335 000 €**

**Buying villa**

**4 rooms**

**Surface : 148 m²**

**Surface of the land : 800 m²**

**Year of construction : 2010**

**Exposition : Sud**

**View : Montagne**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

Fireplace, Bedroom on ground floor,

Double Glazing, Laundry room, Calm

3 bedrooms

1 terrace

2 showers

2 WC

1 garage

1 cellar

**Energy class (dpe) : A**

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

Document non contractuel

15/05/2024 - Prix T.T.C



### Villa B01969 Hérépian

Ref B01969 HERAPIAN Very beautiful town type 4 of 148 m² with garage located on the heights of Hérépian. This property on two levels is composed on the ground floor of a large living room with a view of the mountain ranges and access to a terrace, an American kitchen, a master bedroom with walk-in showers, as well as a laundry room and a garage. On the lower floor, we find 2 beautiful bedrooms with access to the garden and a shower room with walk-in showers. The house measures approximately 148 m², it is equipped with double glazing and a heat pump with underfloor heating and forced air. This property was built in 2010. Regarding the land, the house is located on a plot of 800 m² with an unobstructed view. Very rare to visit quickly!!!

Fees and charges :

335 000 € agency fees 4,48% à the responsibility of the buyer included

