



# PIERRES AU SOLEIL

IMMOBILIER

"L'art de vivre dans le Sud"

335 000 €

Buying villa

4 rooms

Surface : 148 m<sup>2</sup>

Surface of the land : 800 m<sup>2</sup>

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

30/04/2024 - Prix T.T.C



## Villa B01969 Hérépian

Ref B01969 HEREPHAN Very beautiful town type 4 of 148 m<sup>2</sup> 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 m<sup>2</sup>, 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 m<sup>2</sup> 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

