

Depuis 1993



**DOMUS**IMMOBILIER  
L'immobilier en toute équité



565 000 €

**Buying villa**

**5 rooms**

**Surface : 159 m<sup>2</sup>**

**Surface of the living : 43 m<sup>2</sup>**

**Surface of the land : 1232 m<sup>2</sup>**

**Year of construction : 2022**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : Excellent**

**External condition : Good**

**Couverture : Tiling**

**Features :**

Countryside, Laundry room, Air conditioning, Calm, gutters, Chambre de plain-pied, Double Glazing

4 bedrooms

2 terraces

1 bathroom

1 shower

2 WC

6 parkings

1 cellar

**Energy class (dpe) : A**

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

Document non contractuel

15/01/2025 - Prix T.T.C



### Villa 4799 Vedène

New in the town of Vedène. In an exceptional environment, single-storey house with generous volumes. Built in 2022 on a plot of more than 1200m<sup>2</sup>, this villa located at the end of a dead end offers nearly 160m<sup>2</sup> of useful surface area distributed as follows: Large living room with American kitchen with a total surface area of nearly 60m<sup>2</sup>, giving access to a beautiful wooden terrace and large sliding windows for a feeling of grandeur tenfold. 4 bedrooms including a master suite of nearly 23m<sup>2</sup> with separate toilet. Bathroom with bathtub and walk-in shower, plenty of storage, laundry room and an additional toilet. Very nice amenities: Multi-zone ducted air conditioning, electric roller shutters with centralized control, thermodynamic water heater, Technal tilt-and-turn aluminum joinery, 10x3 reinforced concrete swimming pool (glass filtration, PH regulator, automatic level), electric gate, videophone, beautifully planted garden with automatic watering, parking for 5/6 vehicles... A rare property in the area. Visit without delay! Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fees and charges :



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