

Depuis 1993



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



499 000 €

**Buying villa**

**5 rooms**

**Surface : 125 m<sup>2</sup>**

**Surface of the living : 56 m<sup>2</sup>**

**Surface of the land : 550 m<sup>2</sup>**

**Year of construction : 2017**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : Excellent**

**External condition : Good**

**Couverture : Toit terrasse**

**Features :**

Air conditioning, Calm, Pool, Outbuilding, gutters, Chambre de plain-pied

3 bedrooms

1 terrace

1 bathroom

1 shower

2 WC

1 garage

4 parkings

**Energy class (dpe) : A**

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

Document non contractuel

01/11/2024 - Prix T.T.C



### Villa 4749 Saint-Saturnin-lès-Avignon

Magnificent architect-designed villa with great appointments! Quiet in a sought-after area on more than 700 m<sup>2</sup> of easy-to-maintain land with swimming pool. This recent single-storey villa of approximately 145 m<sup>2</sup> with a wooden frame was built with attention to detail, with very high quality materials offering exceptional energy performance. This offers a living room bathed in sunlight of approximately 60 m<sup>2</sup> facing South-East-West with access to terraces, 4 beautiful bedrooms including a real master suite of 23 m<sup>2</sup> with shower room and dressing room, a separate bathroom for the other 3 bedrooms and a nice garage. Heat pump (air/air), Millet anti-burglary frames, latest generation thermodynamic water heater, wood wool insulation, invisible extractor hood, water softener, automatic gate... DPE A!

Fees and charges :

499 000 € fees included



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