

Depuis 1993



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



460 000 €

**Buying villa**

**5 rooms**

**Surface : 150 m<sup>2</sup>**

**Surface of the living : 50 m<sup>2</sup>**

**Surface of the land : 1400 m<sup>2</sup>**

**Year of construction : 2009**

**Exposition : Sud**

**Hot water : Electrique**

**External condition : Good**

**Couverture : Tiling**

**Features :**

Air conditioning, Garage, Chambre de plain-pied, Double Glazing

5 bedrooms

1 terrace

1 bathroom

1 shower

2 WC

1 garage

6 parkings

**Energy class (dpe) : C**

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

Document non contractuel

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



### Villa 4795 Châteauneuf-de-Gadagne

6-room house 150 m<sup>2</sup> in Châteauneuf de Gadagne Built in 2009, this single-storey villa offers more than 150 m<sup>2</sup> of living space, on a fully fenced plot of approximately 1500 m<sup>2</sup>. Large living room bathed in light thanks to its large sliding window, fully equipped open kitchen, 4 bedrooms, 2 shower rooms, 2 toilets, laundry room and gym which can also be used as an office or 5th bedroom. Outside, a beautifully planted garden with a large terrace giving access to the swimming pool (7 X 3.5), vegetable patch, borehole and automatic watering. Very nice amenities: Recent heat pump (2022), water softener, PVC double glazing, heated and cooling floor, several parking spaces, garage, electric gate, videophone... To 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 :

460 000 € fees included



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Carte professionnelle N° CPI 8401 2018 000 026 663 délivrée par la CCI du Vaucluse - RCS AVIGNON B 434 528 980

Code NAF 6831Z - Garantie financière : GALIAN 120 000 € - Document non contractuel