

# ANDUZE POINT I

25 ans d'expérience

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294 000 €

Buying villa

6 rooms

Surface : 141 m<sup>2</sup>

Surface of the living : 35 m<sup>2</sup>

Surface of the land : 1240 m<sup>2</sup>

Year of construction : 2010

Exposition : Est ouest

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : a refresh

Couverture : tiles

Features :

Bedroom on ground floor, double glazing,  
Buanderie, calm

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

4 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

ref. 790V454M

Document non contractuel

05/02/2025 - Prix T.T.C



## Villa - mandate 3037 Bagard

Detached villa in a quiet area of Bagard. This charming single-storey house, built in 2010, offers a living area of 141 m<sup>2</sup> on a plot of 1240 m<sup>2</sup>. The east-west orientation ensures beautiful light through the 35 m<sup>2</sup> living room and the equipped American kitchen. The house has four bedrooms, a bathroom, a shower room and two toilets. Breathtaking view of the garden. Although the interior is in good condition, some refreshments would be expected, in particular the exterior coating. Additional services: single-storey bedroom, double glazing, laundry room and quiet. Finally, the villa benefits from a terrace and heating by reversible air conditioning. Price: €294,000 including tax Contact: Katie Ribot 0615391828 ribot.immoanduze@gmail.com

Fees and charges :

294 000 € fees included



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