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## 269 500 €

Buying house Surface : 98 m<sup>2</sup>

Surface of the land : 312 m<sup>2</sup> Year of construction : 2022 Exposition : Sud Hot water : Thermodynamique Inner condition : new

Features :

Bedroom on ground floor, double glazing

- 4 bedroom
- 1 terrace
- 1 bathroom
- 1 show er
- 2 WC
- 1 garage
- 2 parkings

## Energy class (dpe) : A

Document non contractuel 21/12/2024 - Prix T.T.C



## House 6398 Lespignan

To discover quickly in the pretty town of LESPIGNAN. Beautiful new villa, 3 faces of 98 m<sup>2</sup> in R+1 with garage of 18 m<sup>2</sup> located on a plot of 312 m<sup>2</sup> swimming pool to be developed to your taste. This charming villa is composed on the ground floor of an entrance hall, a fully equipped open kitchen with movable island, a living room, a master suite with shower room and a separate toilet. Upstairs there are three beautiful bedrooms, a bathroom with bathtub and a separate toilet. Villa meeting RT2012 standards, equipped with reversible air conditioning on the ground floor and upstairs, thermodynamic water heater, ten-year guarantee... Visit contact: 0615327249 Fees and charges :

269 500 € fees included



Euro Sun Immobilier - 12 Place de la République - 34440 Nissan Lez Enserune Tél: 04 67 37 19 99 - contact@eurosun-immo.com - www.eurosun-immo.com RCS Béziers 350 926 853 - Code NAF 672Z - SIRET 350 926 853 - Garantie financière : CEGC, 110 000€ Document non contractuel - Barème des prix disponible sur notre site