

1 190 000 €

For sale villa

7 rooms

Surface : 216 m²

Surface of the living : 71 m²

Surface of the land : 3193 m²

Year of construction : 1982

Exposition : Sud Sud est

Hot water : Individuelle Chaudière

Inner condition : Excellent état

Features :

Double vitrage, Vide sanitaire, Arrosage,

Alarme, Interphone, Éclairage extérieur,

Cinéma, Portail électrique, Piscine,

Ventilation simple flux, Borne voiture

électrique, Aéroport, Crèche, Golf, Pistes

de ski, Plage, Supermarché, Tennis

4 bedroom

1 bathroom

1 WC

1 garage

1 cellar

Legal information

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.

Villa 6293 Le Rouret

In the heart of a highly sought-after residential area for its absolute calm, this elegant Provençal villa of 216 sqm of living space (276 sqm useful) is nestled on a beautiful flat and landscaped land of 3,195 sqm. True haven of peace, the property is distinguished by its exceptional Japanese garden, enhanced with a fountain and a fish pond, creating a zen atmosphere around a perfectly integrated pool. The interior offers generous volume and a smooth layout. The ground floor opens onto a large reception filled with light, including a living room, a lounge, and a dining room, complemented by two comfortable bedrooms and a bathroom with a shower. Upstairs, the level is entirely dedicated to a private master suite with a dressing room and a full bathroom. The basement, particularly functional, features an additional bedroom converted into a home cinema, a shower room, a laundry room, a cellar, and direct access to a large garage. Combining...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 3380 and 4580 € (reference year 2021)
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