

# Absolute calmness, in the heart of 1.3 hectares

Price : € 682.500



**Rooms :** 6      **Bedrooms :** 4      **Bathrooms :** 4      **Sqft :** 227.39 m<sup>2</sup>      **Type :** House  
**Land Area :** 12323m<sup>2</sup>      **Reference ID :** 1177 / 1177

Benefiting from an opened view up to the small and big "Bessilons" , in a dominating position, new 228 m2 villa, not overlooked, offering high quality fittings and equipments: all bedrooms are ensuites with cupboards, vast volumes: a 66 m2 living room, a 20 m2 opened fitted kitchen with utility room, modern suspended stove, several french doors opening onto the terraces, underfloor heating system. Warm and atypical decoration. No works to be done and possibility to build an infinity pool.

Information on the risks to which this property is exposed is available on the Géorisques website : [georisques.gouv.fr](http://georisques.gouv.fr)

## Features :

Air-conditioning      Fireplace      Sliding windows      Double glazing

Well drilling

## Area`s:

1 Land      1 Entrance      1 Living room/dining area      1 Kitchen

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IBAN : FR76 1460 7003 8760 1217 2279 814  
BIC : CCBPFRPPMAR  
TVA intracommunautaire : FR28752484360  
SIRET : 752 484 360 00017 – SAS capital de 1000 €

1 Laundry room

1 Corridor

1 Bedroom

1 Bedroom

1 Bedroom

1 Bedroom

1 Shower room

1 Shower room / Lavatory

1 Shower room / Lavatory

1 Shower room

1 Lavatory

1 Lavatory

1 Cupboard

**Nearby:**

Town centre (9 km)

Supermarket (9 km)

Energy - Conventional consumption Class : A

Energy - Emissions estimate Class : A

Electricity : 1

Land Value Tax : 764 € / year

Energy - Conventional consumption : 44 kWh/m<sup>2</sup>.year

Energy - Emissions estimate : 1 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



See more

<https://azurpavillon.com/real-estate/listing/absolute-calmness-in-the-heart-of-13-hectares-5562745>