

# NICE 2 BEDROOMS VILLA LA VERDIERE FOR SALE

Price : € 475.000



**Rooms :** 7

**Views :** Hills,  
Countryside, Sky

**Bedrooms :** 3

**Land Area :** 3400m<sup>2</sup>

**Bathrooms :** 1

**Reference ID :** 2175 / 2175

**Sqft :** 125.08 m<sup>2</sup>

**Type :** House

Detached villa of 110 m<sup>2</sup>. nestled on a spacious plot of 3400 m<sup>2</sup>. No work is required.

The large living room. air-conditioned thanks to an air/air heat pump. harmoniously combines equipped kitchen. living room and lounge. thus creating a friendly and comfortable space. The master suite. with a shower room and a separate toilet. ensures you a real cocoon of tranquility. You will also have an air-conditioned bedroom and a practical storeroom . and storage space.

Outside. a bright patio. opens onto the garden and the swimming pool. air-conditioned. Pergola.

The two single bedrooms share a modern shower room and a toilet. ideal for welcoming your guests. The 8 x 4 meter swimming pool is fully secured with a wrought iron fence and a gate. while offering a seating area under a bioclimatic pergola to enjoy sunny days.

In addition. two wooden chalets of 12 m<sup>2</sup> each offer additional storage space.

The entire land is fenced and carefully landscaped. with an automatic watering system covering approximately 85% of the

plantations.

**Features :**

Water softener	Air-conditioning	Double glazing	Internet
Irrigation sprinkler		Swimming pool	

**Area`s:**

1 Living-room	1 Kitchen	1 Bedroom	1 Bedroom
1 Shower room / Lavatory	1 Suite	1 Root cellar	1 Patio
1 Land			

**Nearby:**

Energy - Conventional consumption Class : C  
Energy - Emissions estimate Class : A  
Land Value Tax : 620 € / year

Energy - Conventional consumption : 141 kWh/m<sup>2</sup>.year  
Energy - Emissions estimate : 4 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



See more

<https://azurpavillon.com/real-estate/listing/nice-2-bedrooms-villas-la-verdiere-85159626>