



# CHEZ SOI IMMO

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**525 000 €**

**Buying house**

**4 rooms**

**Surface : 92 m²**

**Surface of the living : 25 m²**

**Surface of the land : 110 m²**

**Year of construction : 1971**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : Good**

**External condition : Good**

**Features :**

Double Glazing, Calm

3 bedrooms

2 terraces

1 bathroom

2 WC

**Emission of greenhouse gases (ges) : A**

Document non contractuel

29/04/2025 - Prix T.T.C



## House 623 Villeneuve-Loubet

Exclusivity, In a secure residence with swimming pool, charming terraced house of 92m2, with 2 beautiful outdoor spaces. On the ground floor, large living room with American kitchen and veranda with an area of + 50 m2, opening onto a beautiful wooden terrace of 60m2. Also a toilet, a storage cupboard and a 2nd one under the stairs. Upstairs, 2 beautiful bedrooms with wall cupboards, one of which has a balcony and a 3rd child's bedroom or office, also with a wall cupboard. Bathroom with walk-in shower and wc. Beautiful exterior entrance to the house with a wooden storage space, a small outbuilding (with washing machine, dryer) and a beautiful wooden terrace for summer evenings. The house has been completely redone, reversible air conditioning in the living room and the 3 bedrooms, pellet stove heating, underfloor heating in the veranda. No work needed. Additional area outside the Carrez law of approximately 35m2 with the attic already fitted out. ECD in progress The property is located in a quiet area, no external nuisance. Close to the shops of the residence (Pharmacy, doctor, physiotherapist, beautician, hairdresser...) and served by buses, in particular by the school bus. Parking facilities are possible within the residence. Ideal for a family The amount of



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