



# IMMO FRANCE SUD

€ 710 000

## Buying villa contemporaine

Surface : 180 m<sup>2</sup>

Surface of the land : 1209 m<sup>2</sup>

Year of construction : 2022

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : new

Couverture : tiles

### Amenities :

Bedroom on ground floor, double glazing, Laundry room, Automatic gate, calm

4 bedroom

1 terrace

3 bathrooms

3 WC

1 garage

3 parkings

Energy class (dpe) : A

Emission of greenhouse gases (ges)

: A

### Legal information

710 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Villa contemporaine Vidauban

This newly built villa, located in a peaceful residential area just 5 minutes from Vidauban, offers 180 m<sup>2</sup> of luxurious living space on a plot of 1209 m<sup>2</sup>. With a building permit in place for a pool, the villa provides ample opportunity to create an outdoor retreat—visuals showcasing how the house will look with the pool are included. Key Features: Living Space: 180 m<sup>2</sup> of modern living, offering a spacious and airy atmosphere. Bedrooms: 4 well-sized bedrooms, including a master suite on the garden level with a private bathroom, separate toilet, and a large walk-in closet. All bedrooms have closet space. Bathrooms: 3 high-quality, full bathrooms. The materials used are top-tier, adding a touch of luxury to everyday living. Kitchen: Open-plan, fully equipped with Siemens appliances, perfect for modern living. Living Room: Large, bright with sliding windows that disappear into the walls, creating a seamless indoor-outdoor flow. Home Theater in the Livingroom: Equipped with a projector and a large movie screen that retracts from the ceiling for the ultimate entertainment experience. Garage: A 24 m<sup>2</sup> garage with a high ceiling, ideal for additional storage. Outdoor & Pool: Electric shutters, a plot of 1209 m<sup>2</sup> with a building permit for a pool and a visual separation from the neighbours will be in place next week to ensure privacy. Additional Features: Laundry room with direct access to the garage. Lots of storage space. Childproof electrical outlets for added safety. Automatic gate for easy access. Excellent condition—everything is new and easy to maintain. There is a 10-year warranty on all the building materials and performance. This villa is perfect for those seeking a blend of modern comfort, functionality, and potential for outdoor leisure. Its location near Vidauban is in a natural environment which offers peace and qu...



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22/12/2024 - Prix T.T.C



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...iet, while still being close enough to enjoy all the conveniences of the area and the coast.

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