

€ 1 680 000

**Buying villa**

**6 rooms**

**Surface : 195 m<sup>2</sup>**

**Surface of the land : 7900 m<sup>2</sup>**

**Year of construction : 1993**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : a refresh**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Pool, Fireplace, Bedroom on ground floor, Double Glazing, Calm

4 bedroom

2 terraces

1 bathroom

2 showers

3 WC

2 garages

4 parkings

**Energy class (dpe) : D**

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

**Fees and charges :**

1 680 000 € fees included

22/01/2025 - Prix T.T.C



### Villa La Môle

Nestled on a magnificent plot of 7,900 m<sup>2</sup> offering a dominant view and a peaceful setting, this charming villa combines comfort and elegance. It consists of an entrance, a large bright living room with fireplace, opening onto a patio of approximately 140 m<sup>2</sup>, and a fully equipped kitchen. The master suite, located on the ground floor, has its own private bathroom with WC. Upstairs, a bedroom with bathroom benefits from access to a terrace and a solarium, perfect for enjoying the panorama. On the garden level, two spacious bedrooms share a bathroom, complemented by a games room, a laundry room and a garage that can accommodate 3 to 4 vehicles. The exterior is a true haven of peace with its infinity pool, its multiple terraces, including two covered. High-end services and enchanting setting enhance this exceptional property. Ref. : 394V2969M - Mandat n°2675



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