

**556 000 €**

**Buying house**

**Surface : 120 m²**

**Surface of the land : 683 m²**

**Year of construction : 1992**

**Features :**

pool, double glazing, calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage



## House 2018433 Peymeinade

**EXCLUSIVE** Located in a quiet residential area within a secured community, this beautiful detached villa of approximately 120 m² sits on 683 m² of land with a swimming pool, close to schools and shops, Ground floor: entrance with closet, fully equipped kitchen, living and dining room opening onto a terrace with pool, 1 bedroom with shower room and walk-in closet, separate toilet with hand basin First floor: 2 bedrooms, bathroom with toilet. Additional information: Connected to sewer system, garage, annual fees about 200 Euros.

**Legal information**

556 000 € fees included

4,91% VAT of fees paid by the buyer (530 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 2079 and 2813 € (reference year 2021,2022,2023)  
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Myriam Immobilier

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