



895 000 €

**Buying maison**

**Surface : 188 m²**

**Surface of the living : 57 m²**

**Surface of the land : 2129 m²**

**Year of construction : 2012**

**Exposition : Ouest**

**View : Dégagée**

**Inner condition : Excellent**

**External condition : Exceptionnel**

**Couverture : Tuiles**

**Features :**

Double vitrage, Fenêtre PVC et baies vitrées en alu .en alu, Volets roulants électriques, Portails automatiques, Jeu de boules, Piscine, Salle de sport, Conformité ok, Visiophone

4 bedroom

1 terrace

1 bathroom

2 show ers

3 WC

1 garage

2 parkings

**Legal information**

895 000 € fees included

4,07% VAT of fees paid by the buyer (860 000 € 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).



## Maison 2018431 Peymeinade

**Mandate Reference : 2018431** Located in a peaceful and residential area, this magnificent single-storey property offers exceptional brightness and large volumes, with a surface area of approximately 188 m² RJ 120 m2 converted outbuilding on a plot of approximately 2129 m². You will find a heated electrolysis swimming pool (8x4) equipped with a submerged roller shutter, and its shelter as well as an unobstructed view. The interior consists of an entrance hall with cupboards, separate toilet, a kitchen opening onto a spacious living room with fireplace, giving access to a terrace with swimming pool. The master suite has a very beautiful bathroom, with shower and separate toilet, as well as two additional bedrooms, shower room with toilet RJ (1 equipped kitchen, living room, 1 bedroom, 1 shower room, 1 separate toilet) gym, garage and covered parking. The septic tank complies with standards,

Energy class (dpe) : B - Emission of greenhouse gases (ges) : B

Estimated annual energy between 2751 and 3723 € (reference year 2021,2022,2023)

Document non contractuel - 20/08/2025



Myriam Immobilier

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