



# Myriam Immobilier

www.myriamimmobilier.com

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895 000 €

## Buying maison

Surface : 188 m<sup>2</sup>

Surface of the land : 2129 m<sup>2</sup>

Year of construction : 2012

Exposition : Ouest

View : Dégagée

Inner condition : Excellent

## Features :

Double vitrage, Fenêtre PVC, Volets roulants électriques, Portail automatique, Jeu de boules, Piscine, Salle de sport, Piscine, Conformité ok, Visiophone

3 bedroom

1 terrace

1 bathroom

1 shower

2 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-story property offers exceptional brightness and large volumes, with a surface area of approximately 188 m<sup>2</sup> on a plot of approximately 2129 m<sup>2</sup>. You will find a heated swimming pool (8x4) equipped with a submerged roller shutter, as well as an unobstructed view. The interior consists of an entrance hall with cupboards, a kitchen opening onto a spacious living room with a fireplace, giving access to a terrace with a swimming pool. The master suite has a beautiful bathroom with a shower and separate toilet, as well as two additional bedrooms and a separate toilet. Additionally, this villa features a large outbuilding, perfect for hosting guests, a gym, a garage, and covered parking. The septic tank meets current standards, and all rooms are equipped with reversible air conditioning.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Document non contractuel - 01/07/2025



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A la sortie de Peymeinade au Rond point de la liberté, 321 Route de Draguignan - 06130 Grasse

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