

**830 000 €**

**For sale contemporary house**

**Surface : 150 m<sup>2</sup>**

**Surface of the living : 56 m<sup>2</sup>**

**Surface of the land : 1500 m<sup>2</sup>**

**Year of construction : 2017**

**Exposition : Sud**

**View : Campagne**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : Exceptional**

**Couverture : Tiling**

**Features :**

Pool, Bedroom on ground floor, Double Glazing, Automatic Watering, Motorized shutters, Automatic gate, Calm

4 bedroom

2 terraces

1 bathroom

2 showers

2 WC

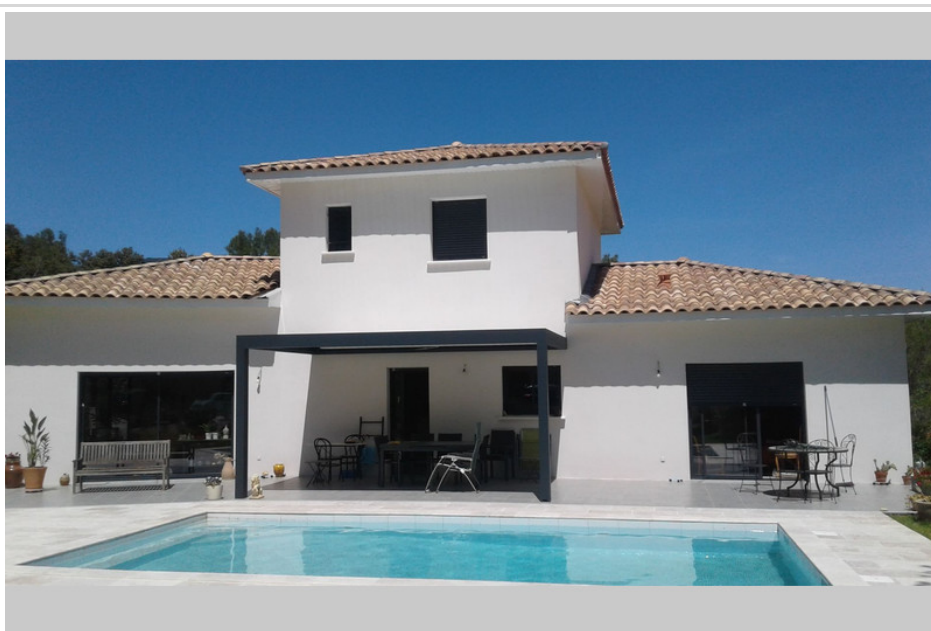
2 garage

2 parkings

**Legal information**

830 000 €

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)



### Contemporary house 3378 Saint-Jean-de-Cuculles

Rare! Come and enjoy this modern villa, bathed in light and facing due south, nestled in the heart of greenery. Let yourself be seduced by the atmosphere of calm and well-being that it gives off. On the ground floor, you will discover a spacious living room open to a modern kitchen, perfect for convivial moments. You will also find two bedrooms, including a master suite, as well as a laundry room. Upstairs, two bedrooms await you, along with a separate toilet. The water is supplied by Bas de Rhone water, guaranteeing a reliable supply. The sunny outdoor swimming pool will become the ideal place for your moments of relaxation with family or friends. In addition, this villa offers many amenities: automatic watering for your outdoor spaces, a carport and a garage. Don't delay in visiting this villa where nature and comfort meet harmoniously.

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 568 and 768 € (reference year 2025)  
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**Acanthe Immobilier - 29, Avenue Jean Jaurès, 34170 Castelnau le Lez**

**Tél: 04 67 79 26 26 - contact@acantheimmobilier.com - www.acantheimmobilier.com**

Code NAF 703A - SIRET 420 451 155 00014 - Assurance responsabilité civile QBE

Document non contractuel - Barème des prix disponible sur notre site internet