COLDWELL BANKER
EUROPA REALTY

House Saint-Cyprien 158 m²



SALE PRICE : 940 000 €

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45, avenue du Général Leclerc
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DESCRIPTION

This elegant architect-designed villa in Saint-Cyprien, close to all amenities, has everything to charm you. Charm, luxury, and modernity are the keywords to describe it.

Built on a plot of approximately 500m², with no overlooking neighbors, in an environment of absolute tranquility, you will be captivated by the sophisticated aesthetics and warm atmosphere of this tastefully decorated villa.

On the ground floor, there is a superb living room bathed in light opening onto a sunny terrace, a swimming pool, and a jacuzzi. A bedroom with its bathroom completes this level.

Upstairs, there are 2 additional bedrooms, a laundry room, a bathroom, and a luxurious master suite. For your comfort, there is a kitchen with very high-quality fittings, an electric fireplace, ducted air conditioning, ample storage, water softener, electric car charging point, borehole, solar panels... the list goes on.

Rarely, an adjoining plot of approximately 400m² has been converted into a leisure area, a summer lounge, a vegetable garden, ideal for moments of conviviality with family or friends. The property also offers the possibility to park several vehicles as well as a garage space.

Information about the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr.

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FEATURES

Property type:	House	Area:	158.0 m²	Property tax:	€1.00
Number of rooms:	5 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 54

Greenhouse gas emissions (GHG) index: A 1

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