COLDWELL BANKER
EUROPA REALTY

House Saint-Cyprien 161 m²




SALE PRICE : 695 000 €

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45, avenue du Général Leclerc
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## DESCRIPTION

Nestled within the highly sought-after Parc de la Prade in Saint-Cyprien, this villa, built in 2007, stands out for the quality of its construction, its impeccable condition, and the sense of tranquillity that defines the property.

Bathed in natural light, the home benefits from numerous openings to the outdoors, creating bright and inviting living spaces throughout. Three bedroom suites, including a spacious ground-floor principal suite complete with a walk-in dressing room and an en-suite bathroom featuring double vanities, provide privacy and comfort for both family and guests. Upstairs, a terrace/loggia enjoys uninterrupted views of the surrounding mountains.

The beautifully landscaped garden is planted with flowering borders, Mediterranean species, and a variety of fruit trees, creating a peaceful and colourful setting. The swimming pool blends harmoniously into this private oasis, sheltered from any disturbance.

With air conditioning throughout, a large garage, well-balanced living spaces, and a thoughtfully designed layout that ensures effortless flow, this is a warm and welcoming home, built to the highest standards and designed to stand the test of time.

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

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 161.0 m² | Property tax: | €2.00 |
| Number of rooms: | 4 rooms | Number of bedrooms: | 3 bedrooms | | |

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## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 101

Greenhouse gas emissions (GHG) index: A 3

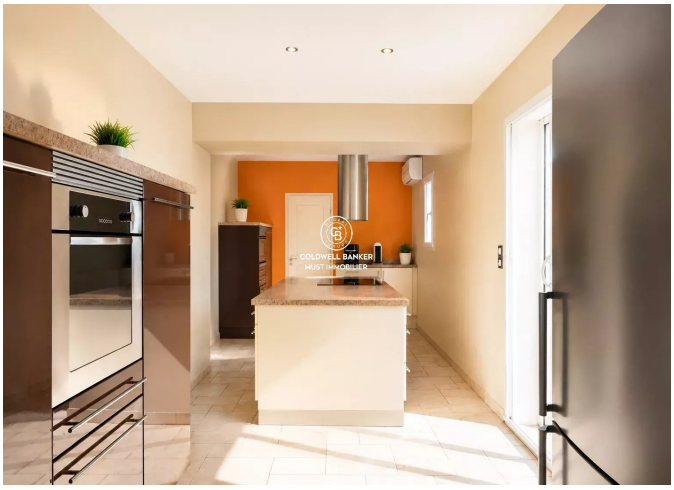
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