

Maison Agde 230 m<sup>2</sup>

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PRIX DE VENTE : 749 000 €

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EXCLUSIVITÉ

## DESCRIPTION

In a privileged setting, offering absolute tranquillity and complete privacy, this superb architect-designed villa in Provençal style stands out for its elegance, generous volumes and rare living environment.

Set on magnificent grounds of over one hectare, with no overlooking neighbours, the property offers a private and peaceful atmosphere, ideal as a prestigious primary or secondary residence.

The villa is arranged around a spacious living area of over 80 sqm, comprising a bright reception room and open-plan kitchen, benefiting from triple exposure and seamless access to the outdoor spaces.

The night area features four bedrooms and two shower rooms. Almost all rooms are on one level and open directly onto an elegant terrace, creating a natural extension of the living space.

Outdoors, you will enjoy a remarkable relaxation area with a summer kitchen, swimming pool and generous terraces, perfectly designed for entertaining in an intimate and refined setting.

A garage of approximately 80 sqm completes this rare property, offering extensive parking, storage or potential for additional conversion.

A truly unique property combining Provençal charm, contemporary architecture and a beautifully preserved environment.

## CARACTÉRISTIQUES

Type de bien : Maison Surface : 230.0 m<sup>2</sup> NB de pièces : 5 rooms

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

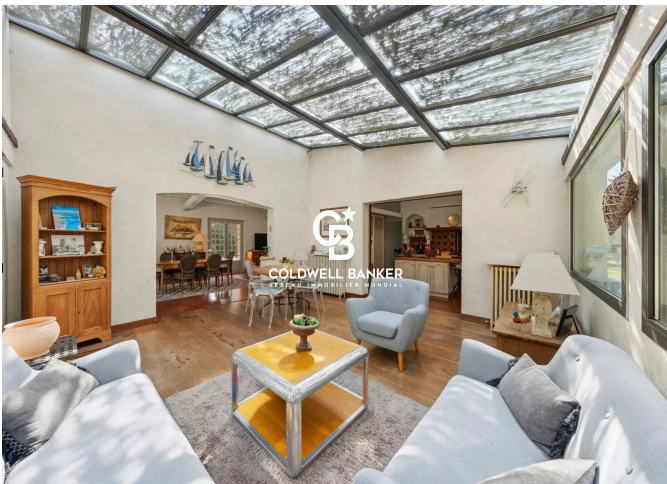
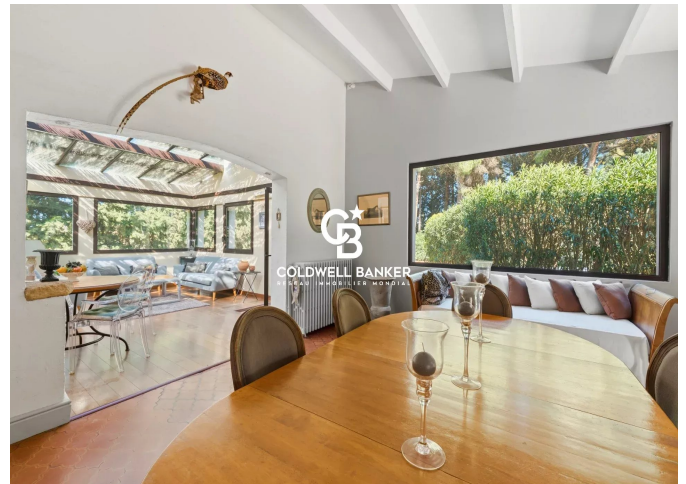
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 178

Indice d'émission de gaz à effet de serre (GES) : A 5



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