



LITTORAL & CAMARGUE

L'immobilier

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332 000 €**For sale maison contemporaine****5 rooms****Surface : 120 m²****Surface of the living : 43 m²****Surface of the land : 255 m²****Year of construction : 2022****Exposition : Sud est****View : Jardin****Hot water : Thermodynamique****Inner condition : excellent****External condition : Neuf****Couverture : Tuiles****Features :**

pool, double glazing, Buanderie, calm

3 bedroom

1 terrace

1 bathroom

1 shower

3 WC

2 parkings

Legal information

332 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr

**Maison contemporaine SNM 109 Garons**

Come and discover this contemporary house located near the heart of downtown Garons. With a total surface area of 125m², this R+1 house has land of 255m². A structure with toilets serves as a pantry and bicycle storage. Facing South-East, the house offers a view of the garden. You will find on the ground floor a large living space: living room, lounge, an American kitchen fitted and equipped for the comfort of the whole family. and in the extension a very bright space serving as a laundry room, office and games room with direct access to the garden. A toilet. Upstairs: a large bedroom with its dressing room and private bathroom. Two other bedrooms with cupboards. A bathroom with WC; The house has all modern comforts: thermodynamic hot water, ducted air conditioning on the ground floor and upstairs, solar panels, water softener The interior is in excellent condition, brand new, like the rest of the house built in 2022. Plenty of storage space...

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A
Estimated annual energy between 360 and 540 € (reference year 2021)
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