



LITTORAL &amp; CAMARGUE

L'immobilier

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www.littoral-camargue.com

1 284 000 €

**For sale villa contemporaine****5 rooms****Surface : 185 m<sup>2</sup>****Surface of the living : 72 m<sup>2</sup>****Surface of the land : 2900 m<sup>2</sup>****Year of construction : 2022****Exposition : Sud ouest****View : Parc****Hot water : Thermodynamique****Inner condition : Neuf****External condition : Neuf****Couverture : Toit terrasse****Features :**

pool, pool house, Bedroom on ground floor, double glazing, Automatic gate

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

8 parkings

**Legal information**

1 284 000 €

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)

### Villa contemporaine Grabels

Discover this superb single-storey contemporary villa in Grabels, offering 185 m<sup>2</sup> of living space in an exceptional setting. Nestled on a generous plot of 2,900 m<sup>2</sup> on the edge of the forest, this property combines modernity and nature. The villa has four spacious bedrooms, perfect for accommodating a family or guests. The bright and open living space blends harmoniously with the exterior thanks to large sliding glass doors. For moments of relaxation, enjoy an infinity pool offering a breathtaking view of the surrounding nature, a true haven of peace. Do not miss this unique opportunity to live in an idyllic setting, combining modern comfort and absolute serenity.

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 740 and 1050 € (reference year 2021)  
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