

# AGENCE COULANGE

DEPUIS 1974

399 000 €

Buying villa contemporaine

5 rooms

Surface : 100 m<sup>2</sup>

Surface of the living : 48 m<sup>2</sup>

Surface of the land : 689 m<sup>2</sup>

Year of construction : 2024

Exposition : Sud ouest

View : Campagne

Hot water : Electrique

Inner condition : New

External condition : New

Couverture : Tuiles

Amenities :

Double Glazing, Calm

4 bedroom

1 terrace

1 shower

2 WC

1 garage

#### Legal information

399 000 € fees included

2,57% VAT of fees paid by the buyer

(389 000 € without fees), well

condominium (2 lots in the condominium),

annual current expenses 2 € 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 2150 Plan-d'Aups-Sainte-Baume

New villa 2024 – Absolute calm and unobstructed view... Located at the top of a peaceful cul-de-sac, this new villa from 2024 combines comfort, modernity and serenity. With a surface area of 100 m<sup>2</sup>, it offers well-arranged volumes with, on the ground floor, a beautiful bright living space, a separate WC and an adjoining garage of 17 m<sup>2</sup>. Upstairs, four comfortable bedrooms and a modern bathroom with WC complete this functional space. The whole building sits on a plot of 689 m<sup>2</sup>, offering numerous possibilities for exterior development, with a beautiful open view. Contact us without delay for a visit at 06 70 61 69 62!

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A

Estimated annual energy between 360 and 550 € (reference year 2021,2022,2023)

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TRANSACTION - LOCATION – GESTION

[WWW.AGENCECOULANGE.COM](http://WWW.AGENCECOULANGE.COM)

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SAS L'IMMOBILIER A LA CIOTAT : Au capital de 105.250,80 € Siret 417 660 180 23 R.C.S. Marseille B 417 660 180