

1 995 000 €

**Buying villa**

**7 rooms**

**Surface : 300 m<sup>2</sup>**

**Surface of the living : 67 m<sup>2</sup>**

**Surface of the land : 1000 m<sup>2</sup>**

**Year of construction : 2020**

**Exposition : Est ouest**

**Hot water : Individuel**

**Amenities :**

pool, Climatisation : Par les sol, Transport :

98, single floor, Ref Cadastre :

69244000BM0183, wooded, indoor

swimming pool, heated pool, Swimming

pool nature: TRADITIONAL, alarm, double

glazing, Water distribution: INDIVIDUAL,

Water Energy: HEAT PUMP, Porte blindée,

Visiophone, cable

5 bedroom

1 terrace

1 bathroom

4 showers

3 WC

1 garage

2 parkings

**Legal information**

1 995 000 € fees included

3,10% VAT of fees paid by the buyer

(1 935 000 € without fees), well

condominium, no current procedure,

information on the risks to which this

property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr).



**Villa 614 Tassin-la-Demi-Lune**

Beautiful contemporary villa, offering a living area of 226 m<sup>2</sup> with spacious and well-designed rooms. The bright living area includes a large open-plan kitchen, a dining space, and a lounge, opening onto a beautiful pool and a sunny 180 m<sup>2</sup> south-facing terrace with a pool house. The 5 bedrooms (including one ground-floor suite) each have their own bathroom and walk-in closet for added comfort and privacy. An attached double garage, along with two outdoor parking spaces, complete the property. The fully enclosed and landscaped 1000 m<sup>2</sup> garden provides a lush setting, perfect for nature lovers. This villa combines comfort with high-end finishes in a privileged environment.

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1200 and 1680 € (reference year 2021)  
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