

699 000 €

**For sale house**

**7 rooms**

**Surface : 201 m<sup>2</sup>**

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

**Surface of the land : 1750 m<sup>2</sup>**

**Year of construction : 1984**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : Good**

**External condition : Good**

**Couverture : Tiling**

**Features :**

Pool, Air conditioning, Double Glazing,  
Automatic gate, Calm, Bedroom on ground  
floor, Pool house

3 bedroom

1 bathroom

2 showers

2 WC

2 garage

5 parkings

1 cellar

**Legal information**

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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)



## House 2472 Le Tignet

Nestled in an idyllic setting on the heights of the commune of Tignet, this 200 m<sup>2</sup> villa offers a luxurious and serene lifestyle. Benefiting from a dominant position, it offers a breathtaking view of the surrounding area, creating a true haven of peace. Features : Location: This villa enjoys a breathtaking panoramic view, while being close to amenities. Surface area: With its 200 m<sup>2</sup>, this spacious villa offers a generous and functional living space, perfect for welcoming family and friends. Living room: A large 48 m<sup>2</sup> living room bathed in natural light constitutes the ideal gathering place for moments of conviviality and relaxation. Bedrooms: Two main bedrooms, each with its own bathroom, offer comfort and privacy to its occupants. Garden Level: Two additional rooms on the garden level with a total area of 69 m<sup>2</sup> offer a versatile space for various uses according to your needs. Garage: A spacious 63 m<sup>2</sup> garage guarantees secure space for your...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 2010 and 2780 € (reference year 2021)  
Document non contractuel - 20/05/2024

