

€ 875 000

**For sale house**

**4 rooms**

**Surface : 100 m²**

**Surface of the living : 35 m²**

**Surface of the land : 300 m²**

**Year of construction : 2023**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : new**

**Couverture : tiles**

**Features :**

pool, Climatisation, double glazing,  
Automatic gate, Atelier

**3 bedroom**

**1 bathroom**

**2 WC**

**2 parkings**

**Energy class (dpe) : A**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

12/05/2024 - Prix T.T.C



## House 8767MF Saint-Aygulf

Charming detached house of 100 m², ideally arranged on two levels and located in a privileged setting in Saint-Aygulf. Built in 2023, this new construction home offers a new interior, complete with a fitted American kitchen and a large living room of 35 m². It consists of 3 comfortable bedrooms, 1 bathroom, 2 toilets and provides 2 parking spaces. The charming residence is highlighted by high-end services such as a swimming pool, double glazing, a laundry room and an automatic gate in a quiet environment. Also benefit from reversible air conditioning heating and 220 m² of land, ideal for enjoying balmy summer evenings. Grab it quickly! Located on the French Riviera, the town of Saint-Aygulf offers unique real estate opportunities for those wishing to buy a house. One of the notable strengths of real estate in the area is its privileged location, with houses often boasting sea views, proximity to fine sandy beaches and access to unspoiled nature areas. The real estate market in Saint-Aygulf is also diverse, offering houses of character, modern villas as well as more traditional properties. With strong potential for growth, thanks to constant demand, this investment offers attractive profitability. In addition, the city has quality infrastructure and a peaceful and attractive living environment.



Société d'exploitation de l'Agence Ferran – 24 avenue de la Gare 83720 TRANS en PROVENCE

RCS DRAGUIGNAN B 321 131 609 APE 6832A - FNAIM N° 5252 Montant du Capital social : 239584,30 €

Carte professionnelle portant les mentions : « Transactions sur immeubles et fonds de commerces, Gestion immobilière, Syndic de copropriété » numéro CPI 8302 2015 000 002 156 délivrée par la CCI du Var.

Numéro ORIAS : 24002286. Caisse de garantie : GALLIAN, 89 rue de la Boétie 75008 Paris, Client n° 110105 E Contrat n° GF0000001059.

RCP : COVEA RISKS N° 120137405 Numéro d'identification à la TVA : FR54321131609

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