

**334 400 €**

**For sale villa**

**4 rooms**

**Surface : 82 m²**

**Surface of the living : 25 m²**

**Surface of the land : 540 m²**

**Year of construction : 2023**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : new**

**Couverture : tiles**

**Features :**

Climatisation, Bedroom on ground floor,  
double glazing

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

4 parkings

**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).



**Villa 9128SG Salernes**

Real estate listing: In the charming town of Salernes, come and discover this superb detached villa on a 540 m² plot. A standard of living is taking shape with a southern exposure. In a warm and friendly setting, you will enjoy a fitted open-plan kitchen. The house, built in 2023, is in good condition, it offers optimal comfort with reversible air conditioning heating and electric hot water. It has 3 bedrooms, a bathroom (bathtub and shower), a toilet, and benefits from a terrace, to enjoy the beautiful summer days. In addition, you will benefit from two private parking spaces. Among the amenities, note air conditioning, 3 bedrooms on one level, double glazing, and mains drainage. This prestigious villa offers an exceptional living environment. Salernes, located in the Var department, offers many advantages for buying a house. This region with its authentic charm is renowned for its privileged climate, offering more than 300 days of sunshine...

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
Document non contractuel - 15/06/2025



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

Acceptant le règlement des sommes dues par chèques libellés à son nom en sa qualité de membre d'un centre de gestion agréé par l'administration fiscale