



# Angélique Agency

www.angeliqueagency.com

Vente & Achat  
Location & Estimation  
T. 09 81 33 21 94

1 300 000 €

For sale demeure de prestige

5 rooms

Surface : 195 m²

Surface of the living : 195 m²

Surface of the land : 508 m²

Year of construction : 2019

Exposition : Sud ouest

View : Jardin

Hot water : Electrique

Inner condition : Neuf

External condition : Neuf

Couverture : Tuiles

Features :

Piscine, Chambre de plain-pied, Double vitrage, Arrosage automatique, Buanderie, Portail automatique, Calme

3 bedroom

4 terraces

1 bathroom

1 shower

3 WC

1 garage

2 parkings

1 cellar

Legal information

1 300 000 €

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).



## Demeure de prestige Saint-Aygulf

Discover this sumptuous Californian villa built in 2019 located in Saint-Aygulf, just 1.5 km from the beaches, nestled in the heart of a magnificent landscaped plot that is fully enclosed. Offering high-end services, this residence combines comfort and elegance. Its surface area of 195 m² serves a spacious and bright living room of 64 m² with direct access to two covered terraces. A fully equipped and fitted semi-open kitchen. Three large bedrooms with terraces (16.4 m², 16.2 m² and 16.2 m²), one of which has a large dressing room. A large laundry room with plenty of storage space. A bathroom (bathtub, shower, sinks), a shower room (shower, sink, toilet). Heated swimming pool invites you to relax all year round. Barbecue for a warm atmosphere with friends. A large garage. Several parking spaces for greater comfort. Heating by individual air conditioning. Energy class: A/A Reside in a peaceful setting where everything is designed for your...

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