

Depuis 1993



**DOMUS**IMMOBILIER  
L'immobilier en toute équité



Price on request

**Buying villa**

**5 rooms**

**Surface : 144 m<sup>2</sup>**

**Surface of the living : 60 m<sup>2</sup>**

**Surface of the land : 710 m<sup>2</sup>**

**Year of construction : 2020**

**Exposition : Sud Est Ouest**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : New**

**External condition : New**

**Features :**

Air conditioning, Calm, Pool, Outbuilding, gutters, Chambre de plain-pied

4 bedrooms

2 terraces

1 bathroom

1 shower

2 WC

1 garage

5 parkings

**Energy class (dpe) : A**

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

Document non contractuel

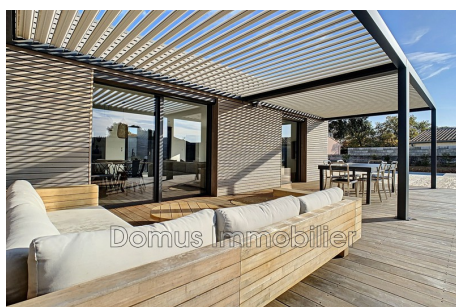
17/04/2024 - Prix T.T.C



### Villa 4377 Châteauneuf-de-Gadagne

Exclusivity. Magnificent architect-designed villa from 2020 with exceptional services! Quiet in a sought-after area on more than 700 m<sup>2</sup> of easy-to-maintain land with heated swimming pool. This recent single storey villa of approximately 145 m<sup>2</sup> with wood frame was built with attention to detail, with very high quality materials offering exceptional energy performance. This offers a living room bathed in sunlight of about 60 m<sup>2</sup> facing South-East-West with access to terraces, 4 beautiful bedrooms including a real master suite of 23 m<sup>2</sup> with shower room and dressing room, a separate bathroom. for the other 3 bedrooms and a nice garage. Heat pump (air / air), Millet burglar-proof frames, latest generation thermodynamic water heater, wood wool insulation, invisible extractor hood, water softener, automatic gate... DPE A!

Fees and charges :



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Carte professionnelle N° CPI 8401 2018 000 026 663 délivrée par la CCI du Vaucluse - RCS AVIGNON B 434 528 980

Code NAF 6831Z - Garantie financière : GALIAN 120 000 € - Document non contractuel