

## 542 000 €

For sale house

4 rooms

Surface: 120 m²

Surface of the living: 46 m<sup>2</sup> Surface of the land: 953 m<sup>2</sup> Exposition: Sud-ouest External condition: Bon Etat

3 bedroom 1 terrace 3 showers 4 WC

4 parkings



## House 4628 Mazan

For those looking to invest in a quality residence, look no further! Discover this splendid single-storey house, located in the discreet charm of a tree-lined avenue in Mazan. It offers a living area of 113 m², nestled on a plot of 953 m². You will be seduced by its spacious 44m² living room, its fitted kitchen and its renewable energies, thanks to its heating by reversible air conditioning and its thermodynamic hot water. The residence is in excellent interior condition, and has three bedrooms, three shower rooms and four toilets. The services are multiple: laundry room, double glazing, automatic watering, automatic gate, quiet, 5x10 swimming pool, pool house and four parking spaces. Also enjoy a comfortable terrace and a cellar. An offer not to be missed!

## Legal information

542 000 € feesincluded

fees included no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A Document non contractuel - 21/12/2024





