

**1 980 000 €**

**For sale villa**

**7 rooms**

**Surface : 400 m²**

**Surface of the land : 2500 m²**

**View : Dégagée**

**Inner condition : excellent**

**External condition : Exceptional**

**Features :**

Outbuilding, Pool, Fireplace, Bedroom on ground floor, Automatic Watering, Motorized shutters, Automatic gate, Calm

5 bedroom

2 terraces

2 bathrooms

3 show ers

4 WC

1 garage

5 parkings

1 cellar

**Legal information**

1 980 000 €

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).



### Villa 3455 Saint-Gély-du-Fesc

Acanthe Immobilier presents this superb contemporary villa of approximately 450 m2 with its pretty infinity pool, located on a plot of 2500m² not overlooked and in a very beautiful environment. The villa consists on the first level of a very large living room opening onto two terraces, with open kitchen, a master suite with bathroom, toilet and dressing room. Upstairs you will access two suites. The villa offers, on the ground floor, an independent studio, an additional bedroom, an office, a sauna, a cinema room, a wine cellar and plenty of storage space. Top-of-the-range services, an exceptional environment, A garage completes this rare product on the market, all you have to do is pack your bags.

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1170 and 1660 € (reference year 2024)  
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Code NAF 703A - SIRET 420 451 155 00014 - Assurance responsabilité civile QBE

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