

## Price on application

### Villa for sale

5 rooms

Surface : 140 m²

Surface of the living space : 25 m²

Surface of the land : 1100 m²

Year of construction : 1993

### Benefits :

pool, alarm, air conditioning, double glazing, 1 parking en box, 6 stationnements intérieurs

4 bedroom

2 terraces

1 bathroom

1 WC

6 garage

1 parking

Energy class (old measure) : C

Climate class : A

Document non contractuel

08/12/2025 - Prix T.T.C



## Villa ref. 889V1801M Châteauneuf-le-Rouge

### CHATEAUNEUF LE ROUGE 13790

Exclusive to amépi vallée de l'arc, a 5-room villa with a pool and large garage, just a 10-minute walk from the village center.

Your agency presents this stunning single-story villa of approximately 140 m², set on a beautiful landscaped plot of 1,100 m² featuring a pool, garage, and unobstructed views of nature. The entrance with a closet leads to a spacious 45 m² living room, comprising a lounge, a semi-open fitted kitchen, and a dining area that opens onto a heated 15 m² veranda, perfect for enjoying extra space all year round. The sleeping area includes three ground-floor bedrooms with storage, as well as a large bedroom upstairs. A bathroom and separate toilet complete this space, perfectly suited for family life.

Adjacent to the house, a large garage with laundry room and mezzanine provides practical, functional space. A covered carport completes the property.

Outside, enjoy a large parking area, a pool with pool house, and a south-facing lawn, all set in a peaceful, green environment with no overlooking neighbors.

Fees and charges :

