



**LA FIRME**  
IMMOBILIER

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**435 000 €**

**For sale villa**

**4 rooms**

**Surface : 126 m<sup>2</sup>**

**Surface of the living : 59 m<sup>2</sup>**

**Surface of the land : 374 m<sup>2</sup>**

**Year of construction : Achevée en 2023**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : new**

**Couverture : roof terrace**

**Features :**

Piscine 5.30x2.7, Climatisation gainable,  
Cuisine d'été, Bedroom on ground floor,  
double glazing, Panneaux Photovoltaïques,  
calm

3 bedroom

1 terrace

1 bathroom

2 showers

2 WC

1 garage

1 parking

**Energy class (dpe) : A**

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

Document non contractuel

26/12/2024 - Prix T.T.C



**Villa 439 Le Soler**

Discover this modern villa of 126m<sup>2</sup> of living space, nestled in the highly sought-after Parc Ducup district. Built in 2022 on a plot of 374m<sup>2</sup>, this spacious and bright villa has been designed for optimal living comfort and a high-end lifestyle. On the ground floor, a bright and friendly 59m<sup>2</sup> living room includes a lounge, a dining room and a fully equipped kitchen. You will also find a master suite, with dressing room and bathroom, of more than 26m<sup>2</sup>. The upper floor is made up of 2 other master bedrooms, each with a shower room, one of which has a dressing room. The exterior of this villa invites relaxation and moments of sharing. The 6x3m salt pool, elegantly integrated into the outdoor space, is ideal for cooling off while enjoying the tranquility of the neighborhood. A perfectly designed summer kitchen extends the outdoor living space. This villa is just waiting for you!

Fees and charges :

435 000 € fees included



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