

1 450 000 €

**Buying villa**

**5 rooms**

**Surface : 127 m<sup>2</sup>**

**Surface of the land : 2068 m<sup>2</sup>**

**Year of construction : 1980**

**Hot water : Individuel**

**Amenities :**

pool, single floor, Cadastral reference: 74263000AD0083, heated pool, Swimming pool nature: TRADITIONAL, alarm, digicode, double glazing, Water distribution: CENTRAL, Water Energy: GAS, intercom, Videophone, Smoke detector

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

4 parkings

**Legal information**

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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).



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**Villa Sciez**

This superb log chalet on land of more than 2000 m<sup>2</sup>, completely renovated with quality insulation. The house is classified C on the Energy diagnosis. This house has 3 bedrooms, two toilets and two shower rooms, gas central heating. The latest generation bay windows open onto a large wooden terrace and a beautiful swimming pool. An annex consisting of a studio, Hamann and sauna with a garage. This property is nestled in the prestigious Coudrée domain, this residence offers an exceptional setting with access to private beaches and ports, a tennis court and play areas for the whole family. Security is ensured by a security service and surveillance cameras, guaranteeing tranquility and serenity. A unique opportunity to enjoy a privileged lifestyle in a preserved and prestigious environment.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 1140 and 1590 € (reference year 2024)  
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