

AGENCE DU COIN

Transaction - Expertise - Location - Tél : 04 94 82 94 16

www.agenceducoin83.com

€ 890 000

Buying villa contemporaine

7 rooms

Surface : 211 m²

Surface of the living : 73 m²

Surface of the land : 1100 m²

Year of construction : 2023

Exposition : Sud est

View : Campagne

Hot water : Thermodynamique

Inner condition : new

External condition : new

Amenities :

Piscine 10 X 4,3, pool house,
Chambre de plain-pied 6, double
glazing, Laundry room, Automatic
gate, calm

6 bedroom

2 terraces

6 showers

4 WC

1 garage

5 parkings

Energy class (dpe) : A

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

Fees and charges :

890 000 € fees included



Villa contemporaine Les Arcs

A superb contemporary single-storey villa is for sale. This individual residence offers a surface area of 211 m², benefiting from a spacious living room of 73 m², a fitted American kitchen. It is located in a rural environment, and benefits from a South-East exposure. The property has 6 lovely bedrooms (1 independent T2 / 1 STUDIO PLUS 4 BEDROOMS) on one level, with 5 shower rooms and three toilets. In addition, it has reversible air conditioning heating, is equipped with a thermodynamic hot water system and benefits from a mains drainage system. In terms of services, the property includes a heated swimming pool of 10 x 4.3 meters, a pool house, a laundry room and an automatic home automation gate, water softener. The calm is another asset that makes this house interesting. Built in 2023, it is in new condition. Built on a plot of 1100m², the perfectly oriented house offers sunshine and serene tranquility in the countryside. Les Arcs, a commune in 83460, has several advantages for a real estate investment. First of all, its living environment rich in nature and its Mediterranean climate make Les Arcs a good place to live all year round. Its proximity to major roads as well as the presence of a TER station make it an easily accessible place. The town also offers a variety of properties, from village houses to villas with swimming pools, to suit all budgets. Finally, the town is equipped with all the amenities necessary for daily life: shops, schools, health services, which makes buying a house in Les Arcs



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