



# IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

## Villa with Swimming Pool in Idyllic Setting

### معلومات الوكيل

اسم: David Evans  
اسم الشركة: Cle France Ltd  
بلد: United Kingdom  
Experience since:  
نوع الخدمة: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
هاتف: +44 (1440) 820-358  
Languages: English, French  
موقع الكتروني: <https://clefrance.co.uk>



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 672,750

### موقع

بلد: France  
الرمز البريدي: 97427  
نشر: 22/04/2024  
وصف:

Villa and Bungalow T6 of 128m2 Habitable, 231m2 total living space, panoramic view between sea and mountain at 164 meters altitude. In an absolutely calm setting. The charismatic villa consists of a 38m2 living room, two bedrooms, an independent bathroom with double sinks, an equipped kitchen with its dining area as a fitted bar and the dining area nearby. The lounge area below with its bay windows, allowing you to enjoy the panorama as far as the eye can see and easily access the outdoor terraces. A spacious mezzanine that can accommodate two other beds for your guests.

Swimming pool heated thanks to its heat pump, its deck area and the shaded rest area with 27m2 deckchairs.

An outdoor wooden bar area.

A garden shed serving as a laundry room, offering storage and/or additional storage.

Well connected to the fibre optic broadband.

Solar water heater.

Septic tank.



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The plus of this property, a major asset of this property, is its brand new bungalow of 20m2 living space and 36m2 useful, tastefully furnished, providing validated rental income.

A garage and two outdoor parking spaces as well as a GREEN UP electric vehicle charging station complete the services.

Fruit trees.

You will be asked for a bank agreement in principle during your first visit.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

3	مشتري
1	غرف نوم:
1050 م	الحمامات:
	حجم كبير:

Pool	<b>Building details</b>
	Outdoor Amenities:

نعم فعلا	<b>Rental details</b>
	Furnished:

	<b>Lease terms</b>
	Date Available:



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## Contact information

IX5.663.387

IMLIX ID:

