

# BY BLUE

## INTERNATIONAL REALTY

Recent villa for sale in Peymeinade, in absolute calm

Peymeinade - 789 000 €

Ref. 8015558

Located in Peymeinade, in a quiet, peaceful setting close to a small forest, this contemporary villa offers exceptional peace and quiet yet is close to all commodities.

Boasting high-quality features, this villa comprises:

On the ground floor, an entrance hall leading to a bright living area of around 60 m<sup>2</sup> with a fully equipped open-plan kitchen, a lounge and a dining room. A master bedroom of around 17 m<sup>2</sup> with en suite shower room, a second en suite bedroom with shower and WC, a utility room and separate WC complete this level.

Upstairs are three bedrooms, a study (or sixth bedroom), a bathroom and a shower room with toilet.

Top-of-the-range features include underfloor heating, travertine floors, air conditioning in the bedrooms and a wood-burning stove.

Facing south, the house has a lovely terrace of around 30 m<sup>2</sup>, offering a peaceful, leafy setting. The property also has an electric gate and several parking spaces. A swimming pool could be added to complete this exceptional living space.

Living area : 161.17 m<sup>2</sup>

Bedrooms : 6

Surface area of land : 1600.00 m<sup>2</sup>

Exposition : South

Rooms : 8

Property tax : 1 200 €

Fees payable by vendor

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