

710 000 €

For sale villa

5 rooms

Surface : 150 m²

Surface of the living : 56 m²

Surface of the land : 1500 m²

Year of construction : 2017

Exposition : Sud ouest

View : Jardin

Hot water : Thermodynamique

Inner condition : Good

External condition : Good

Couverture : Tuiles

Features :

Pool, Eau du bas Rhône, pergola

bioclimatique, stores bannes électriques,

Bedroom on ground floor, Double Glazing,

Automatic Watering, Filtre anti tartre,

Automatic gate, Calm

4 bedroom

1 terrace

1 bathroom

1 shower

3 WC

2 garage

5 parkings

Legal information

710 000 € fees included

4,41% VAT of fees paid by the buyer
(680 000 € without fees), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr,



Villa 5055 Saint-Jean-de-Cuculles

Bochu Real Estate exclusively offers you a stunning contemporary villa of approximately 150 m² of living space on a wooded plot of 1500 m², combining comfort, modernity, and high-quality features. Located in a quiet and sought-after area. It consists of a spacious, bright living room with a fully equipped open kitchen, opening onto the terrace and pool area, a bioclimatic pergola, and two electric awnings. A laundry room/pantry completes the living space. On the ground floor, you will find a master suite with a walk-in closet and bathroom, as well as a second bedroom. Upstairs, two additional bedrooms and a shower room provide a comfortable sleeping area for the whole family. The amenities are top-of-the-line: Ducted reversible air conditioning, electric roller shutters, water from the Lower Rhône, tiled pool with solar safety cover, electric gate, thermodynamic system. A large garage, a carport, and parking space for up to five...

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A
Estimated annual energy between 568 and 768 € (reference year 2023)
Document non contractuel - 07/12/2025

