

1 050 000 €

**For sale villa**

**5 rooms**

**Surface : 200 m²**

**Surface of the living : 60 m²**

**Surface of the land : 2880 m²**

**Year of construction : 1981**

**Exposition : Est sud ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : Good**

**External condition : Good**

**Couverture : Tuiles**

**Features :**

Pool, Pool house, Fireplace, Bedroom on ground floor, Double Glazing, Automatic gate, Calm

4 bedroom

2 terraces

2 showers

3 WC

1 garage

5 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).



Villa 5042 Teyran

Bochu Immobilier offers you in Teyran, set in a green haven, a single-story villa of approximately 200 m² nestled in the heart of a generous 2,900 m² plot. From the entrance, the eye is drawn to the exceptional volumes of the 60 m² living room, where light and high ceilings blend to create a warm atmosphere, and an adjoining veranda extends the living space. A large, fully equipped separate kitchen with a dining area and access to the south-facing terrace. The sleeping area includes four bedrooms, featuring a stunning 35 m² master suite with its walk-in closet and private bathroom. A second bathroom adds to the comfort. A beautiful pool surrounded by its terrace shaded by the bioclimatic pergola, a pool house, and a summer kitchen where days linger late. Reversible air conditioning, water sourced from the Lower Rhône. Possibility of subdividing into two additional lots—rare and valuable, offering real potential for development. BOCHU...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 2930 and 4040 € (reference year 2023)  
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