

**880 000 €**

**Buying maison contemporaine**

**6 rooms**

**Surface : 187 m²**

**Surface of the living : 72 m²**

**Surface of the land : 2200 m²**

**Year of construction : 2022**

**Exposition : Sud**

**View : Dégagée ,espace vert**

**Hot water : Thermodynamique**

**Inner condition : Excellent**

**External condition : new**

**Couverture : Tuiles et toit terrasse**

**Amenities :**

Piscine, Bedroom on ground floor, double glazing, Laundry room, Automatic gate

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

**Legal information**

880 000 €

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).



**Maison contemporaine 1299 Nîmes**

Charming Houses invites you to discover in the very popular area of Carreau de Lanes this contemporary villa of 187 m2 of living space, located on a wooded plot of 2200 m2. From the entrance, you will be seduced by its brightness and its living space of 72m2;. The ground floor is composed of: a modern kitchen open to a convivial dining room, perfect for sharing moments with family or friends. The living room, bathed in light thanks to its large bay windows, opens directly onto a large terrace and an 8x4 infinity pool with salt, inviting relaxation and serenity. The master bedroom with its private bathroom and dressing room, offers an intimate and refined space giving direct access to the swimming pool. You will also find a storeroom, a functional back kitchen and a room that can be adapted according to your wishes, ideal for an office, a games room or a workshop. Upstairs, three equally bright bedrooms with access to a balcony complete the...

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 683 and 923 € (reference year 2025)  
Document non contractuel - 26/06/2025



**Charming Houses - [www.charminghousesrealestate.com](http://www.charminghousesrealestate.com)**

Location et vente de maisons - Provence, Corse, Montagne

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Document non contractuel - Barème de prix disponible sur notre site internet