

# AGENCE DU COIN

Transaction - Expertise - Location - Tél : 04 94 82 94 16

[www.agenceducoin83.com](http://www.agenceducoin83.com)

€ 1 140 000

## Buying contemporary house

5 rooms

Surface : 155 m<sup>2</sup>

Surface of the living : 74 m<sup>2</sup>

Surface of the land : 970 m<sup>2</sup>

Year of construction : 2023

Exposition : Sud

View : Campagne

Hot water : Solaire

Inner condition : excellent

External condition : exceptional

Couverture : Toit terrasse

### Amenities :

pool, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate

4 bedroom

4 terraces

1 bathroom

3 showers

2 WC

1 garage

8 parkings

1 cellar

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

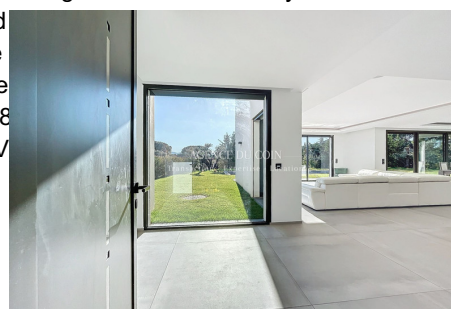
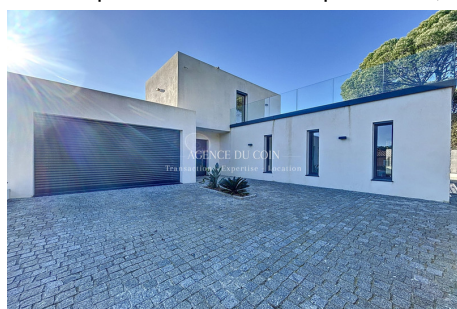
22/01/2025 - Prix T.T.C

Fees and charges :



## Contemporary house La Motte

Welcome to La Motte, in an enchanting setting where calm and modern comfort meet. This sumptuous Californian house, nestled at the end of a dead end in a small peaceful subdivision, promises you a unique experience. Upon entering, you are greeted by a large living room bathed in light thanks to its large openings, offering a direct view of the south-east facing swimming pool. The elegance of the indirect lighting, the home automation, and the heated/cooled floor immediately immerse you in a refined and modern atmosphere. The open kitchen, perfectly fitted out, invites you to cook while enjoying friendly moments by the water. On the ground floor, each suite with private bathroom and large closets ensures comfort and privacy. Upstairs, the master suite, with its dressing room, bathroom and access to a panoramic terrace, is accompanied by a second equally charming suite. This house, classified as very low energy consumption, is a real ecological gem: solar water heater, double flow CMV, and optimized insulation reduce your energy costs while offering unrivaled comfort. Outside, you can enjoy a fully fenced garden of 970 m<sup>2</sup> with impeccable lawn, automatic watering, and a heated swimming pool with a secure roller shutter. The space is designed to savor every moment in the heart of nature, to the sweet song of birds. Practical annexes, spacious cellar, 20m<sup>2</sup> garage, and alarm complete this exceptional property. Rent this unique house for €4500 per month, including water and electricity. Full



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