

**1 690 000 €**

**Demeure de prestige for sale**

**7 rooms**

**Surface : 250 m<sup>2</sup>**

**Surface of the living space : 80 m<sup>2</sup>**

**Surface of the land : 10243 m<sup>2</sup>**

**Year of construction : 2008**

**Indoor condition : excellent**

**Outdoor condition : good**

**Benefits :**

pool, air conditioning, double glazing, fireplace, Bedroom on ground floor, Automatic Watering, Automatic gate, calm, electric shutters

5 bedroom

1 bathroom

2 show ers

3 WC

2 garage

**Energy class (old measure) : A**

**Climate class : A**

Document non contractuel

10/05/2024 - Prix T.T.C



**Demeure de prestige ref. 804V1071M Luynes**

Luynes, in a sought-after, quiet area, very beautiful property of 250 m<sup>2</sup> on landscaped grounds of more than one hectare, fully fenced.

You will be seduced by this beautiful residence which consists, on one level, of a large living room and its open kitchen equipped with its adjoining pantry/laundry room, a master suite with dressing room and bathroom, an office, a bedroom, a Bathroom.

On the ground floor, you will find two additional bedrooms, a bathroom and a large space that can be used as a games room, cinema or reception.

Two large garages complete the property.

Outside, you will enjoy a beautiful swimming pool accompanied by its pool house equipped with a summer kitchen, a shower room with toilets.

Automatic watering with water from the Provence canal.

**Fees and charges :**

1 690 000 € fees included

