

540 000 €

**Buying villa contemporaine**

**6 rooms**

**Surface : 200 m²**

**Surface of the living : 60 m²**

**Surface of the land : 1536 m²**

**Year of construction : 2010**

**Exposition : Est**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : Toit terrasse**

**Features :**

Double Glazing, Automatic Watering,

Automatic gate

4 bedroom

3 terraces

1 bathroom

2 showers

2 WC

5 parkings

**Energy class (dpe) : Unavailable**

**Emission of greenhouse gases (ges) :**

Unavailable

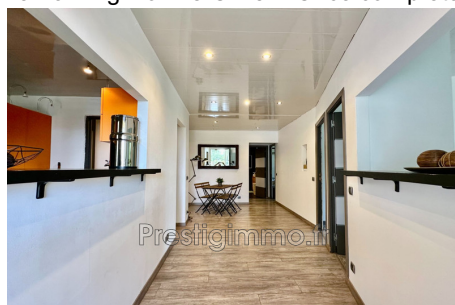
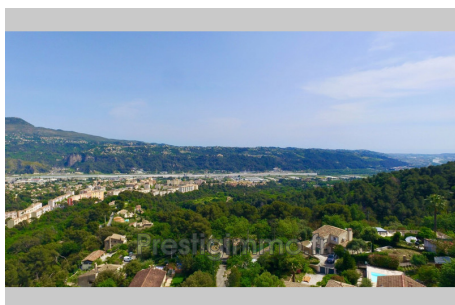
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## Villa contemporaine 1527 Carros

This is a great opportunity to seize in Carros in the La Clapière district. This 6-room villa with a surface area of 200m² was built in 2010, but is not yet completed. It is located on a plot of 1536m² with a panoramic view, facing east. Regarding its structure, the garden on the ground floor is already built and landscaped. The first floor of the villa, which has a surface area of 100m², is currently at the "watertight" stage. All the materials necessary for insulation and to finalize the carpentry are available on site and ready to be installed. Regarding the interior fittings of the garden level, it already has two bedrooms with closets, a living room with an open equipped kitchen, a laundry area and a separate toilet. A covered terrace that can be closed (the necessary bay windows are already available on site). There is still work to be done on certain aspects of the villa, including the construction of a garage and a swimming pool, for which a building permit is pre-validated. The villa is equipped with a fully functional ducted air conditioning system. Currently, sanitation is via a septic tank, however, it is possible to connect the villa to the mains drainage. The cost estimate for the remaining work is €215K. Once completed, the villa should be valued at



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