



# AGENCE GAI SOLEIL

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**485 000 €**

**Buying mansion**

**8 rooms**

**Surface : 255 m<sup>2</sup>**

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

**Surface of the land : 1370 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Plein sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : A moderniser**

**External condition : Bon**

**Couverture : Toit terrasse**

**Features :**

Piscine intérieure, Garage, Cheminée,  
Chambre de plain-pied, double glazing,  
Automatic Watering, Buanderie, Calme

**Energy class (dpe) : D**

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

Document non contractuel  
28/12/2024 - Prix T.T.C



## Mansion 7107 Lespignan

Lespignan, 15 minutes from the beaches, for sale an imposing, atypical house of character of 255 m<sup>2</sup>, surrounded by a park of 1370 m<sup>2</sup>, with Mediterranean species. Inspired by an architect from the 80s, the main part of the villa revolves around a central patio with fountain. Its living space offers spaces allowing maximum circulation. It is composed as follows: On the ground floor, veranda, fitted kitchen, living room with fireplace, lounge with fireplace, 2 bedrooms including 1 master suite. On the 1st floor, rounded hall, 3 bedrooms, 2 offices and bathroom. Finally a tower with a panoramic terrace on its summit. Amenities include an indoor swimming pool, reversible air conditioning, outbuildings and a garage. Everything needs to be modernized.

**Fees and charges :**

485 000 € agency fees 3,09% à the responsibility of the buyer included

