

Price on request

Buying villa contemporaine

Surface : 290 m²

Surface of the land : 10100 m²

Year of construction : 2021

Exposition : Sud

View : Panoramique

Inner condition : Excellent

External condition : New

Features :

Pool, Climatisation, Fireplace, Double Glazing, Laundry room, Automatic gate

7 bedrooms

3 terraces

1 bathroom

2 showers

3 WC

2 garages

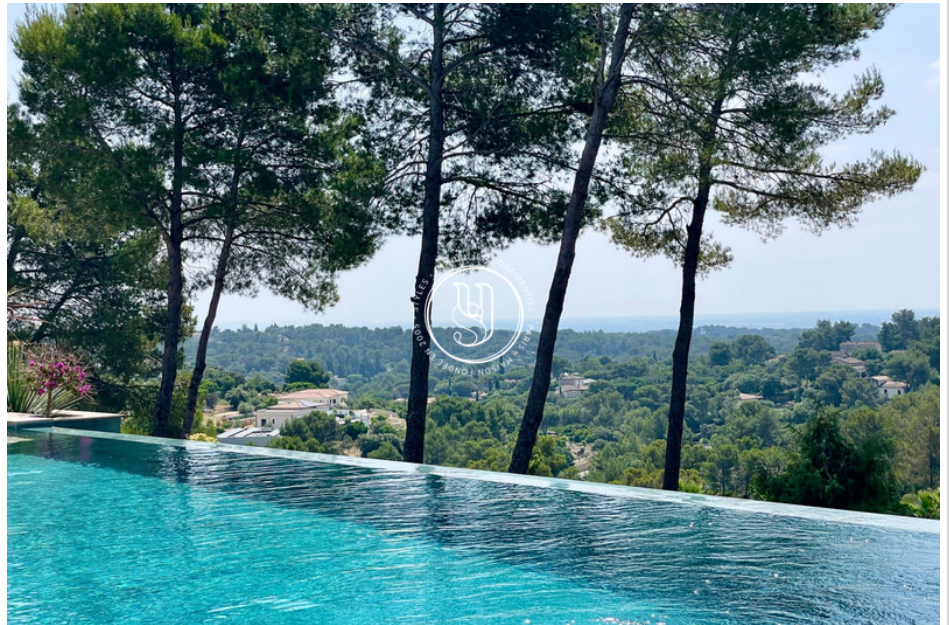
4 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

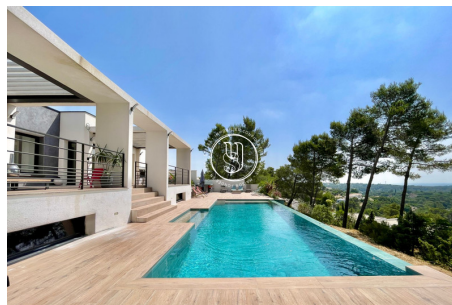
Document non contractuel

01/08/2025 - Prix T.T.C



Villa contemporaine 3991 Nîmes

Anyone wishing to acquire an exceptional property with high-end amenities where peace and serenity reign - in a prestigious area less than seven minutes from the center of Nîmes and just over twenty minutes from Uzès - should stop to visit this superb contemporary development from 2021 and its two annexes totaling nearly 300 m² (the building itself, more than 400 m²). Built on a magnificent plot of more than a hectare of scrubland, pines, oaks and olive trees, the three buildings also offer breathtaking south-facing views, particularly from the vast terraces (89 m² and 105 m²) of the main house extending the living areas with two biodynamic pergolas or enhancing the infinity pool (salt, copper and silver, 11x4). These breathtaking views are visible from the moment you cross the threshold of the 192 m² main house, where the layout of the spaces has been carefully and thoughtfully designed to create a haven of comfort and modernity. A living space that requires minimal maintenance and where traffic flows very smoothly. It should be noted that all the development work was carried out by a companion using the finest materials. More than rare. Make way for nature, relaxation, conviviality, and tranquility if desired, because the parental and children's areas, mostly oriented towards the panoramic view, have been deliberately separated from the rest of the house by a large custom-made kitchen - sober and modern -, an adjoining utility room and dining room, then an elegant living room with a Focus fireplace. The master suite features a bathroom with a walk-in shower, a freestanding bathtub, and a generously sized walk-in closet. The three children's bedrooms (for family or friends) all feature double closets, a shared bathroom, and two of them have a private terrace. Two separate toilets



heating and cooling, photovoltaic panels (stand-alone system), etc. All the services are there for optimal comfort. A visit to this sublime property is a must.

Fees and charges :

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