



## Price on request

**For sale villa**

**5 rooms**

**Surface : 158 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Surface of the land : 2200 m<sup>2</sup>**

**Year of construction : 1982**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : Bon**

**External condition : Bon**

### Features :

Climatisation, double glazing, Cheminée, Bedroom on ground floor, Automatic gate, calm, Volets roulants électriques

4 bedroom

1 terrace

2 showers

1 WC

1 garage

4 parkings

1 cellar

**Energy class (dpe) : B**

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

Document non contractuel

30/01/2026 - Prix T.T.C



## Villa 276 Mimet

MIMET BAS - 13105 - 4-BEDROOM VILLA on a flat, fenced plot of 2200 m<sup>2</sup>. Rarely available! Your agency, Vos agents ont du Coeur, invites you to quickly discover this stunning architect-designed house built in 1982, connected to the main sewer system, and set on a majestic flat and tree-lined 2200 m<sup>2</sup> plot. On the ground floor, enjoy a cathedral ceiling living room with a double-sided wood stove, extended by a dining area, as well as a large eat-in kitchen. Three bedrooms and two shower rooms complete this level. Upstairs, you will find a 4th bedroom of 14 m<sup>2</sup> with a dressing room and a toilet. A full basement of over 100 m<sup>2</sup> includes a double garage, a laundry room, a toilet, and a cellar. Outside, there is a boules court, a magnificent plane tree, followed by a stone basin and an authentic well that predate the house, from the time when farmers used to pasture their herds here! Features: all renovations done within the last 4 years – windows and frames, stove, roof, facades, skylights, roller shutters, automatic gate, water heater, heat pump.

Fees and charges :

