

## Price on request

**For sale villa**

**8 rooms**

**Surface : 278 m²**

**Surface of the living : 58 m²**

**Surface of the land : 2461 m²**

**Hot water :** Pompe à chaleur Individuelle

**External condition :** Excellent état

### Features :

Adoucisseur d'eau, fireplace, double glazing, Fenêtre PVC, Ventilation simple flux, Clôture, Éclairage extérieur, Alarme incendie, Alarme, Portail électrique, Porte blindée, Vidéo surveillance, Vidéophone, Jeu de boules, pool

5 bedroom

1 bathroom

3 showers

3 WC

1 garage

**Energy class (dpe) :** C

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

Document non contractuel

19/09/2025 - Prix T.T.C



## Villa Pusignan

Come and discover the undeniable charm of this beautiful character villa, ideally located in the upper part of Pusignan. This Villa offers over 278 m² of living space, with a floor area of 358 m², on 2,461 m² of wooded grounds with swimming pool and boules court. You enter the property via a cypress-lined driveway hidden behind a hedge to preserve your privacy. As soon as you enter, you'll appreciate the spaciousness, cachet and cocooning atmosphere of this exceptional property. The ground floor comprises a reception hall, a large, warmly-styled open-plan kitchen, a beautiful living room with dining area and sitting room with fireplace, opening onto the terrace. A ground-floor bedroom, now used as an office, completes this level. Upstairs, you'll find 4 spacious bedrooms, 2 with en-suite shower rooms, and a bathroom with corner bath. The semi-buried basement features a 60 m² garage, a large games room with windows and a wine cellar. The beautifully wooded garden features a large swimming pool, a boules court and a lovely terrace. Don't wait any longer to discover this exceptional property through our virtual tour, which we'll be happy to send you on request after discussing your project with you. Information on the risks to which this property is exposed is

