



460 000 €

For sale villa

4 rooms

Surface : 98 m²

Surface of the land : 184 m²

Year of construction : 2002

Exposition : Sud est

View : Dégagée

Hot water : Gaz

Inner condition : Bon

External condition : Bon

Couverture : Tuiles

Features :

Piscine, Salle de sport, Résidence
sécurisée, Double vitrage, Calme

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

1 parking

Legal information

460 000 €

Fees paid by the owner, well
condominium(50 lots in the condominium),
annual current expenses 752 €
(63 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr.



Villa RLTY_T_1229 Lattes

La Clé immobilier offers you exclusively this villa for sale in Lattes (34970). It is located in the quiet and highly sought-after neighborhood of Port-Ariane. On the ground floor, you will find a spacious, bright living room opening onto the garden, an independent kitchen that can be opened up, a laundry room, a separate toilet, and direct access to the garage. Upstairs: 3 bedrooms, a bathroom with bathtub and shower, and a separate toilet. You will enjoy the south/east-facing garden leading to the "canaletto": guaranteed peacefulness. A private parking space right in front of the house is also included in the sale. This villa is situated in one of the most coveted estates in the area: L'Isle Toscane. A gated and secure residence of 50 houses featuring a communal pool, gym, gardens, and more. A unique and privileged environment just steps from all amenities: town center, shops, buses, tram, harbor, and more. A rare property on the...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C
Estimated annual energy between 800 and 1150 € (reference year 2023)
Document non contractuel - 10/10/2026



La Clé immobilier - 1291 Avenue de Camargue - 30240 Le Grau-du-Roi
Tél: 06 15 99 44 88 - agence@lacle-immobilier.fr - www.lacle-immobilier.fr

Carte professionnelle CPI 3002 2019 000 042 621 - RCS 853 616 027

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