

2 490 000 €

**Buying demeure de prestige**

**7 rooms**

**Surface : 241 m²**

**Surface of the living : 74 m²**

**Surface of the land : 1481 m²**

**Year of construction : 2023**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : Exceptionnel**

**Couverture : Roof terrace**

**Features :**

Salle de cinéma, Jacuzzi spa, Fireplace,  
Bedroom on ground floor, Double Glazing,  
Automatic Watering, Laundry room, Pool,  
Calm

6 bedroom

1 terrace

1 bathroom

3 shower

4 WC

6 parkings

**Energy class (dpe) : B**

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

Document non contractuel

03/07/2025 - Prix T.T.C



### Demeure de prestige delphine Opio

Opio, Let yourself be seduced by this contemporary 241 m² villa, renovated in 2023, where every detail has been designed to combine elegance, technology and daily well-being. From the moment you enter, the tone is set: generous volumes, omnipresent natural light thanks to its skylight at the entrance and its large bay windows. The living room of over 74 m² opens onto the exterior and its pool area. The house offers 5 bedrooms, including a master suite with dressing room and bathroom, as well as 3 shower rooms, 4 toilets and plenty of storage space. Designed for optimal comfort, it is equipped with reversible air conditioning, complete home automation, double glazing, laundry room and fireplace. The fully landscaped exterior invites you to relax: a modern swimming pool, several relaxation areas, a large wooden and tiled terrace, as well as a private hammam for a wellness experience at home. A separate 30.5 m² studio completes the property, ideal for entertaining, teleworking or for a teenager.

**Fees and charges :**

2 490 000 € fees included

