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### Price on request

#### Buying duplex

4 rooms

Surface : 84 m<sup>2</sup>

Surface of the living : 33 m<sup>2</sup>

Year of construction : 2026

Exposition : Sud

View : Jardin

Hot water : Individuelle  
thermodynamique

Inner condition : new

Standing : Résidentiel

Building condition : new

#### Features :

double glazing, Résidence  
sécurisée, calm, Résidentiel,  
Volets roulants électriques

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 parkings

Energy class (dpe) : A

Emission of greenhouse gases  
(ges) : Unavailable

Document non contractuel

25/10/2025 - Prix T.T.C



### Duplex Garons - Ref. 825V962A - Mandate n°Mandat cadre

Duplex T4 with Garden and Terrace A peaceful, modern, and connected living environment in Nîmes Ideally located in Garons, the Residence offers a tranquil lifestyle within a residential setting. This T4 duplex combines space, comfort, and high-end features with a village-like atmosphere, just steps away from the Mas de l'Hôpital Park and its 8 hectares of greenery. Duplex M02 Description Living area: 84.72 m<sup>2</sup> Outdoor spaces: Terrace: 19.14 m<sup>2</sup> Private garden: 28.45 m<sup>2</sup> Total outdoor area: 47.59 m<sup>2</sup> Parking: 2 private spaces in front of the villa Ground floor: Entrance with storage 3.79 m<sup>2</sup> Large living room / open kitchen 33.71 m<sup>2</sup> opening onto the terrace and garden Bathroom with walk-in shower 5.41 m<sup>2</sup> First floor: Bedroom 1 with dressing room 13.05 m<sup>2</sup> Bedroom 2: 9.95 m<sup>2</sup> Bedroom 3: 9.30 m<sup>2</sup> Bathroom: 3.77 m<sup>2</sup> Separate WC High-end features Large format 60x60 cm tiles Electric roller shutters PVC double-glazed windows and doors Individual heat pump heating Hot water provided by a heat pump tank RE2020 certified construction Key highlights Only 12 duplex villas with private gardens Quiet residential neighborhood, just steps from a large landscaped park with a lake and recreational areas "Village Fleuri" label: natural setting with a family-friendly



#### Well condominium

Marianne Immobilier - 91, Avenue du Pont Juvénal - 34000 Montpellier

12 lots in the condominium

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Code NAF 703A - Garantie financière : La société de caution mutuelle des professions immobilières et foncières SOCAF - 26 avenue de Suffren - 75015 PARIS - Document non contractuel