

## For rent - Villa

€ 2.750

3080

TORREBELLE

Ref. 00001269249



Number of bedrooms: 4  
Number of bathrooms: 2  
Garages: 1

Surf. Living: 240m<sup>2</sup>  
Surf. Plot: 1200m<sup>2</sup>  
Surf. terrace: 25m<sup>2</sup>

PEB/EPB: 235kwh/m<sup>2</sup>/j  
Glazing type: thermic isol.

## Description

Detached villa in the residential area of the "Arboretum", living with fireplace (closed), fully fitted kitchen with breakfast corner, equipped laundryroom, 4 bedrooms, 2 full bathrooms with shower and bath, study, garage 2 cars with a charging station for electric car, nice terrasses and garden Available 1/07/2025 EPC : 208kWh/m²

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### Financial

Price: € 2.750,00 per month

Available date: 01 July 2025

### Building

Habitable surface: 240,00 m²

Fronts: 4

Construction year: 1992

State: Good state

### Comfort

Furnished: No

Pets allowed: Yes

Handicap friendly: No

Alarm: Yes

Elevator: No

Pool: No

### Energy

EPC score: 235 kWh/m²/year

EPC class: C

Double glazing: Yes

Glazing type: Thermic isol.

Heating type: Gas

Heating: Individual

### Terrain

Ground area: 1.200,00 m²

Garden: Yes (800,00 m²)

### Layout

Kitchen: Yes, fully fitted

Bathroom type: All comfort

Toilets: 2

Terrace: 25,00 m²

Laundry: Yes

Attic: Yes

### Technics

Electricity: Yes

### Planning

Flooding area: Not located in flood area

### Parking

Garage: 1

Parkings inside: 2