

740 000 €

Villa for sale

6 rooms

Surface : 140 m²

Surface of the living space : 50 m²

Surface of the land : 4100 m²

Year of construction : 1994

Exposure : Sud

View : Dégagée

Indoor condition : good

Benefits :

pool, air conditioning, double glazing,
fireplace, Bedroom on ground floor,
Automatic Watering, Automatic gate, calm

3 bedroom

1 terrace

1 shower

1 WC

1 garage

6 parkings

Energy class (old measure) : C

Climate class : A

Document non contractuel

20/05/2025 - Prix T.T.C



Villa ref. 889V1686M Simiane-Collongue

RARE FOR SALE - SIMIANE COLLONGUE 13109

Offered exclusively off-market, I present to you this 1994 villa entirely on one level on a magnificent flat plot of 4000m² facing south, with swimming pool and view of the Pilon!

This house welcomes you via a hall which serves a beautiful living room with fireplace, of 50m², opening onto the terrace, the dining area on the right with its kitchen-diner opening onto a veranda and accompanied by a storeroom; then the sleeping area on the left with its 2 bedrooms of 12 and 14m² and its bathroom. To complete this property, you will find a garage but also a part composed of storage, office and bedroom which could be transformed into a habitable part for a total of 24m².

Outside: the dream awaits you! A magnificent flat and wooded plot, fenced, with its unobstructed view. An 8x4 swimming pool area with storage shed and summer kitchen.

Services: double glazing, fireplace, automatic gate, fiber, canal water for the garden

