

**465 000 €**

**House for sale**

**3 rooms**

**Surface : 95 m²**

**Surface of the living space : 50 m²**

**Surface of the land : 230 m²**

**Year of construction : 2017**

**Exposure : Sud**

**Indoor condition : excellent**

**Outdoor condition : Exceptionnel**

**Benefits :**

air conditioning, double glazing, fireplace,  
Bedroom on ground floor

2 bedroom

2 terraces

1 bathroom

1 shower

1 WC

2 parkings

**Energy class (old measure) : A**

**Climate class : A**

Document non contractuel

03/05/2025 - Prix T.T.C



### House ref. 889V1603M Simiane-Collongue

**LITTLE GEM IN THE CENTER OF SIMIANE COLLONGUE 13109**

Come and discover this new product built in 2017.

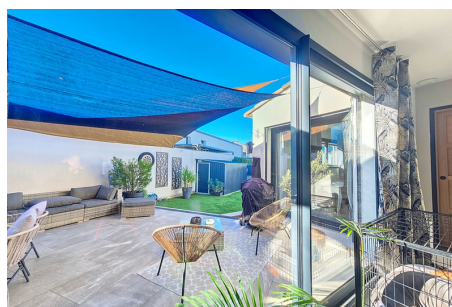
On one level, this house of approximately 95m2 offers you a very beautiful living room with American kitchen, two suites of almost 15m2, one with bathroom, the other with shower room, a laundry area.

Like a cocoon, its outdoor space at the back will give you a corner protected from view with its beautiful terrace and its small garden which can accommodate a jacuzzi!

Services: reversible air conditioning, pellet stove, RT2012 standards, double glazing, roller shutters, mains drainage, fiber, 2 parking spaces, all amenities on foot!

**Fees and charges :**

465 000 € fees included



**EXCLU ENGAGÉE**



Grâce à cette vente, un don sera fait à une association locale choisie par les vendeurs.  
Notre engagement sociétal est  
**notre ADN !**

Vos Agents ont du Coeur - 5/7 avenue du Général de Gaulle - 13109 Simiane-Collongue

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Document non contractuel - Barème de prix disponible sur notre site internet