

By D LUXURY PROVENCE

## 780 000 €

Villa for sale 6 rooms Surface : 140 m<sup>2</sup>

Surface of the living space : 50 m<sup>2</sup> Surface of the land : 4100 m<sup>2</sup> Year of construction : 1994 Exposure : Sud View : Dégagée Indoor condition : good

## Benefits :

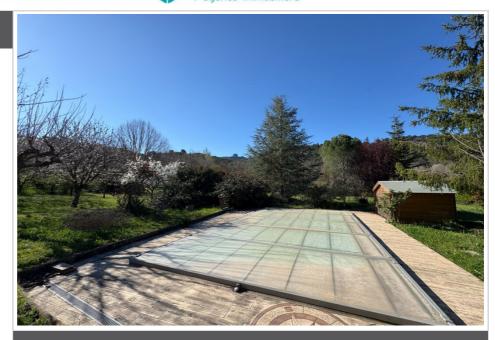
pool, air conditioning, double glazing, fireplace, Bedroom on ground floor, Automatic Watering, Automatic gate, calm

- 3 bedroom
- 1 terrace
- 1 show er
- 1 WC
- 1 garage
- 6 parkings

Energy class (old measure) : C Climate class : A

Document non contractuel 03/05/2025 - Prix T.T.C





## Villa ref. 889V1602M 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





Vos Agents ont du Coeur - 5/7 avenue du Général de Gaulle - 13109 Simiane-Collongue Tél: +33 (0)4 42 94 45 48 - agentsducoeur@gmail.com Document non contractuel - Barème de prix disponible sur notre site internet