

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

02/06/2025 - Prix T.T.C



Villa ref. 889V1686M Simiane-Collongue

UNDER OFFER

RARE FOR SALE - SIMIANE COLLONGUE 13109

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 through a hall which leads to a beautiful living room with fireplace, 50m2, opening onto the terrace.

The dining area on the right with its eat-in kitchen opens onto a veranda and is accompanied by a storeroom.

The sleeping area to the left of the living room offers two bedrooms of 12 and 14m2, a shower room and a separate toilet.

To complete this property, you will find a second guest WC, a garage but also a section composed of storage, an office and an extra bedroom.

Outside: a dream awaits! A magnificent, flat, wooded, fenced plot with unobstructed views. An 8x4 pool area with a storage shed and summer kitchen.

Services: double glazing, fireplace, automatic gate, fiber, canal water for the garden with automatic watering, video/alarm, crawl space, pit compliant with standards,



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