

**825 000 €**

**House for sale**

**7 rooms**

**Surface : 170 m²**

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

**Surface of the land : 8000 m²**

**Year of construction : 1890**

**Exposure : Sud**

**View : Dégagée**

**Indoor condition : good**

**Cover : tiles**

**Benefits :**

pool, double glazing, fireplace, Bedroom on ground floor

3 bedroom

1 terrace

3 bathrooms

2 WC

1 garage

6 parkings

1 cellar

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

**Climate class : D**

Document non contractuel

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



### House ref. 889V538M Simiane-Collongue

Just 19 minutes from the Aix-en-Provence TGV station, in the charming historic village of Simiane-Collongue, this old bastide of 180m2 offers you a residence imbued with authenticity and charm. Nestled on 8000m2 of wooded land, this property invites you to discover a peaceful and authentic living environment.

As you cross the threshold, you will be greeted by a conservatory living room bathed in natural light, a cozy dining room, and a fully equipped kitchen which opens onto a sunny terrace, ideal for alfresco dining. An additional relaxation area awaits you in the TV lounge, providing a perfect corner to relax.

Upstairs, two spacious bedrooms with lofts provide intimate resting areas, while two modern bathrooms add an extra touch of comfort. An attic converted into a games room offers a versatile space for leisure and creativity.

Outside, a stunning garden extends around the property, with a refreshing swimming pool for those hot summer days. Several outbuildings provide practical



**825 000 € fees included**

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