

1 250 000 €

Villa for sale

6 rooms

Surface : 168 m²

Surface of the living space : 61 m²

Surface of the land : 860 m²

Year of construction : 2012

Exposure : Sud

View : Dégagée

Indoor condition : excellent

Outdoor condition : Exceptionnel

Benefits :

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

4 bedroom

1 terrace

3 showers

2 WC

1 garage

1 parking

1 cellar

Energy class (old measure) : B

Climate class : A

Document non contractuel

03/05/2024 - Prix T.T.C



Villa ref. 889V348M Eguelles

Luxury Provence offers you for sale an exceptional property, combining elegance and comfort. Spread over 860m² of land, this property offers an unobstructed view, a south-facing orientation and an atmosphere of refined luxury.

Equipped with a ducted heat pump, a bioclimatic pergola and a wood stove, this residence guarantees optimal thermal comfort. Pocket windows, automatic rolling aluminum shutters and ducted air conditioning add a touch of modernity.

The outdoor area is decorated with a 12x3.5 meter salt swimming pool with a new sand filter, automatic watering, a carport, and parking covering 45m². The property is also connected to mains drainage for daily comfort.

Inside, enjoy a living area of 168m², including two bedrooms, two master suites, three bathrooms and a cinema room. The ideal location of the property allows easy access to school and city bus stops, the village on foot, and offers breathtaking views.

