

## Price on application

### House for sale

5 rooms

Surface : 160 m²

Surface of the living space : 43 m²

Surface of the land : 1690 m²

Year of construction : 1987

Hot water : Electrique

Indoor condition : excellent

Outdoor condition : good

### Benefits :

pool, pool house, Bedroom on ground floor, double glazing, Automatic Watering, Buanderie, Automatic gate, calm

4 bedroom

3 terraces

1 bathroom

2 showers

2 WC

4 parkings

Document non contractuel

30/08/2025 - Prix T.T.C



## House ref. 804V192M La Bouilladisse

Auriol 13390 - La Bouilladisse 13720

We are pleased to offer you, in a peaceful haven, in Auriol near the border with La Bouilladisse, this stunning property featuring two separate dwellings.

The main part is all on one level, with a beautiful living area including an open, fully equipped kitchen opening onto a large terrace that extends into a magnificent landscaped garden.

In the sleeping area, you'll find two bedrooms, one with an en-suite shower room, a bathroom, and a separate toilet. Upstairs, there is also a spacious mezzanine set up as a bedroom, which could easily be converted into an office or playroom. Outside, the carport connects to the beautifully outfitted outbuilding that can serve as a secondary residence.

Summer kitchen with a pizza oven, relaxation area, one bedroom, shower room, and separate toilet—everything is here! An ideal spot to entertain and enjoy the superb pool in complete privacy and tranquility!

A rare \*COUP DE CŒUR\* property on the market, tastefully renovated and not to be missed!

