

## Price on application

**Villa for sale**

**5 rooms**

**Surface : 158 m<sup>2</sup>**

**Surface of the living space : 40 m<sup>2</sup>**

**Surface of the land : 2200 m<sup>2</sup>**

**Year of construction : 1982**

**Exposure : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Indoor condition : good**

**Outdoor condition : good**

**Benefits :**

air conditioning, double glazing, fireplace,

Bedroom on ground floor, Automatic gate,

calm, electric shutters

4 bedroom

1 terrace

2 showers

1 WC

1 garage

4 parkings

1 cellar

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

**Climate class : A**

Document non contractuel

06/02/2026 - Prix T.T.C



## Villa ref. 889V1844M Mimet

MIMET BAS - 13105 - 4-BEDROOM VILLA on a flat, fenced plot of 2200 m<sup>2</sup>.

Rarely available! Your agency, Vos agents ont du Coeur, invites you to quickly discover this stunning architect-designed house built in 1982, connected to the main sewer system, and set on a majestic flat and tree-lined 2200 m<sup>2</sup> plot.

On the ground floor, enjoy a cathedral ceiling living room with a double-sided wood stove, extended by a dining area, as well as a large eat-in kitchen. Three bedrooms and two shower rooms complete this level.

Upstairs, you will find a 4th bedroom of 14 m<sup>2</sup> with a dressing room and a toilet.

A full basement of over 100 m<sup>2</sup> includes a double garage, a laundry room, a toilet, and a cellar.

Outside, there is a boules court, a magnificent plane tree, followed by a stone basin and an authentic well that predate the house, from the time when farmers used to pasture their herds here!

Features: all renovations done within the last 4 years – windows and frames, stove, roof, facades, skylights, roller shutters, automatic gate, water heater, heat



**EXCLU ENGAGÉE**



Grâce à cette vente, un don sera fait à une association locale choisie par les vendeurs.  
Notre engagement sociétal est  
**notre ADN !**



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