



Price on application

Villa for sale 5 rooms

Surface: 164 m²

Surface of the living space : 60 m² Surface of the land : 980 m² Year of construction : 2007

Exposure : Sud View : Jardin

Indoor condition : excellent

Outdoor condition : Exceptionnel

Benefits:

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

- 4 hedroom
- 1 terrace
- 2 bathrooms
- 2 show ers
- 2 WC
- 1 garage
- 1 parking

Energy class (old measure) : B

Climate class: A

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Villa ref. 889V340M Septèmes-les-Vallons

Luxury Provence is proud to present this stunning 160 m² home, nestled in the sought-after Pigeonnier area, just steps away from Plan de Campagne. This residence perfectly combines close proximity to shops and major roads while offering you complete peace and quiet.

Discover the space and comfort you've always dreamed of. The thoughtfully designed sleeping area includes a master suite with a walk-in closet and a private bathroom, alongside two spacious bedrooms and a second generous bathroom. A large office completes this harmonious living space. The living area features an open-plan kitchen flowing into a bright living room and dining area, creating an ideal setting for peaceful family life.

Imagine yourself on a 990 m² plot, providing the opportunity to create a magical garden. Enjoy a heated pool shaded by majestic palm trees. The attached garage ensures the security of your vehicle.

Perfectly located, the neighborhood is less than a 10-minute walk from Castors Isabella Primary School and Sainte Elisabeth Private Vocational High School.



Marie BUDANIC EI, sales agent for SAS Luxury Provence, registered with the RSAC Vos Agents ont du Coeur Marseille under number 926 957 980, holder of the collaborator card on behalf of Tél: +32 uxury Provence CP193102024660066677 Issued by the Marseille Chamber of Document non contractice. Barème de prix disponible sur notre site internet