

675 000 €

Villa for sale

8 rooms

Surface : 207 m<sup>2</sup>

Surface of the living space : 38 m<sup>2</sup>

Surface terrain : 3000 m<sup>2</sup>

Année construction : 1970

Exposition : Sud

Indoor condition : A rénover

Outdoor condition : A rénover

Prestations :

double glazing, Bedroom on ground floor,  
electric shutters

5 bedroom

2 terraces

2 WC

1 garage

6 parkings

Classe énergie (dpe ancienne version) : E

Emission de gaz à effet de serre (ges  
ancienne version) : E

Document non contractuel

29/04/2024 - Prix T.T.C



### Villa réf. 889V388M Simiane-Collongue

PROPERTY IN SIMIANE COLLONGUE 13109

I invite you to discover this house from the 1970s of approximately 200m<sup>2</sup> of living space + converted attic of 43m<sup>2</sup>, on a plot of 3000m<sup>2</sup>.

This property is composed as follows:

You are welcomed by a large parking space then you will access the lower part of the house:

A 66m<sup>2</sup> high ceiling garage with water point, a T2 to renovate with interior and exterior access.

An exterior staircase will take you to the beautiful south-facing terrace then to the main living area consisting of a large living room, a kitchen opening onto the opposite terrace, 3 bedrooms and a bathroom.

An interior staircase will take you to the partially furnished attic: a living room of 30m<sup>2</sup> with water point and a bedroom with water point, + 30m<sup>2</sup> of remaining unconvertible attic space (sloping ceilings).

Outside: large parking spaces, a green space to the south, the forest behind with

