



LUXURY PROVENCE
l'agence immobilière

600 000 €

For sale villa

4 rooms

Surface : 115 m²

Surface of the living : 40 m²

Surface of the land : 813 m²

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : good

Features :

pool, air conditioning, double glazing,
fireplace, Automatic gate, calm

3 bedroom

1 terrace

2 show ers

2 WC

1 garage

4 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

01/05/2025 - Prix T.T.C



Villa 205 Simiane-Collongue

SIMIANE COLLONGUE 13109 Beautiful, fully renovated villa with swimming pool, rare for sale. The countryside in the city! Ideally located to enjoy the village on foot, this villa was extended and renovated in 2022 with beautiful materials! An external staircase leads you to the living area including a very beautiful living room opening onto the south-facing terrace, as well as a dining room separate from the kitchen, but opening it is easy if you wish. On this level there is a master suite opening onto a balcony. Upstairs you will find two bedrooms as well as a bathroom and dressing room. A large adjoining garage, in the basement (street level), completes this property as well as a laundry room. Outside: a large terrace in front of the living room welcomes you as well as a barbecue area. On the terrace above, a very beautiful swimming pool with a view of the Tower, then a garden on the second terrace. Parking is easy thanks to the garage, the private space in front, as well as on the plot thanks to the automatic gate (2 or 3 cars in a row). To discover without delay!

Fees and charges :

600 000 € fees included



EXCLU ENGAGÉE



LUXURY PROVENCE, 531 avenue Paul Julien - Le Tholonet - Lieu dit Pont des Chandelles - 13100 AIX-EN-PROVENCE

Tél. 06 88 60 70 71 - Email : luxuryprovence@gmail.com

Document non contractuel - Barème de prix disponible sur notre site internet