



**LUXURY** PROVENCE  
l'agence immobilière

**740 000 €**

**For sale villa**

**6 rooms**

**Surface : 140 m²**

**Surface of the living : 50 m²**

**Surface of the land : 4100 m²**

**Year of construction : 1994**

**Exposition : Sud**

**View : Dégagée**

**Inner condition : good**

**Features :**

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

3 bedroom

1 terrace

1 shower

1 WC

1 garage

6 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

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13/06/2025 - Prix T.T.C



### Villa 183 Simiane-Collongue

UNDER OFFER RARE FOR SALE - SIMIANE COLLONGUE 13109 I present to you this 1994 villa, entirely on one level, on a magnificent flat plot of 4000m2 facing south, with swimming pool and view of the Pilon! This house welcomes you through a hall which leads to a beautiful living room with fireplace, 50m2, opening onto the terrace. The dining area on the right with its eat-in kitchen opens onto a veranda and is accompanied by a storeroom. The sleeping area to the left of the living room offers two bedrooms of 12 and 14m2, a shower room and a separate toilet. To complete this property, you will find a second guest WC, a garage but also a section composed of storage, an office and an extra bedroom. Outside: a dream awaits! A magnificent, flat, wooded, fenced plot with unobstructed views. An 8x4 pool area with a storage shed and summer kitchen. Services: double glazing, fireplace, automatic gate, fiber, canal water for the garden with automatic watering, video/alarm, crawl space, pit compliant with standards, DPE C...

Fees and charges :

740 000 € agency fees 2,70% à the responsibility of the buyer included



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