



LUXURY PROVENCE  
l'agence immobilière

765 000 €

For sale villa

5 rooms

Surface : 160 m<sup>2</sup>

Surface of the land : 1523 m<sup>2</sup>

Year of construction : 1980

Exposition : Sud

View : Panoramique

Hot water : Electrique

Inner condition : excellent

External condition : Exceptionnel

Couverture : tiles

Features :

pool, Climatisation, double glazing,  
Cheminée, Automatic Watering, calm,  
Volets roulants électriques

3 bedroom

4 terraces

1 bathroom

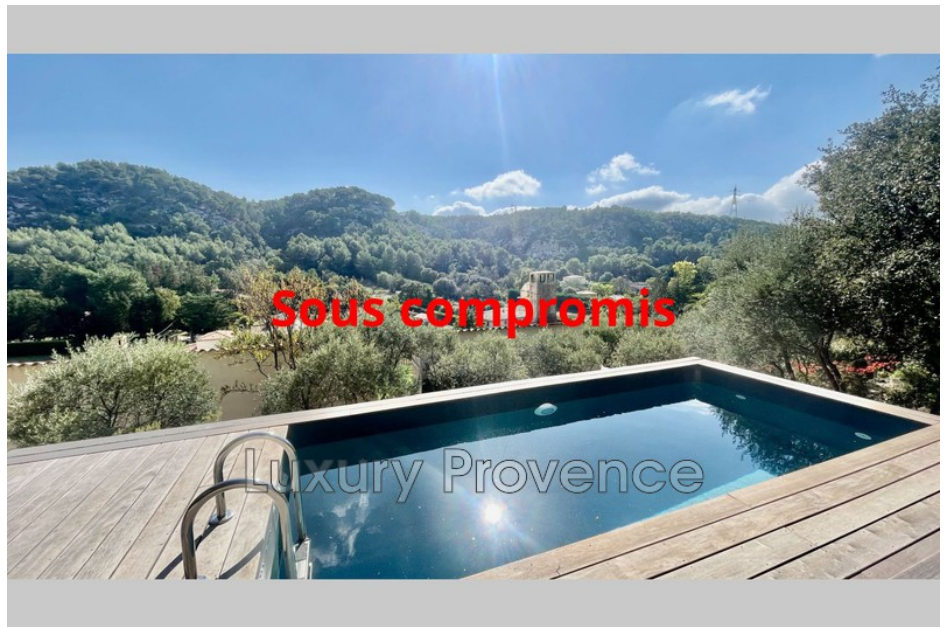
1 shower

2 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel  
28/04/2024 - Prix T.T.C

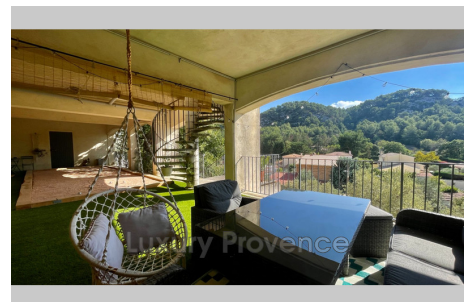
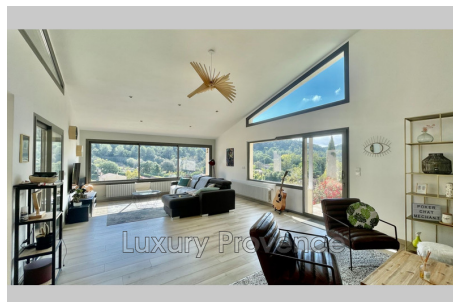


### Villa 12 Simiane-Collongue

Come and discover this house, completely favorite, quiet and close to all amenities in the village of Simiane Collongue on a plot of more than 1500 m<sup>2</sup>. Inside, completely and tastefully renovated, you will find a large open kitchen living room, bathed in light with a breathtaking view of the hills and not overlooked, with an adjoining terrace. Two bedrooms, a bathroom and a large dressing room which can be transformed into a full bedroom extend onto the ground floor. Upstairs, you will find a magnificent master suite with bathroom and its private terrace. On the exterior side, a beautiful plot of land laid out in terraces with several terraces, some of which are fun (such as a bowling green) and others festive (which can give rise to beautiful receptions). Finally, a very pretty swimming pool, with a very beautiful terrace of more than 20 m<sup>2</sup>, in a dominant position on the hill will end up seducing you. For more information, contact the agency.

Fees and charges :

765 000 € fees included



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