



LUXURY PROVENCE
l'agence immobilière

825 000 €

For sale house

7 rooms

Surface : 170 m²

Surface of the living : 50 m²

Surface of the land : 8000 m²

Year of construction : 1890

Exposition : Sud

View : Dégagée

Inner condition : good

Couverture : tiles

Features :

pool, double glazing, fireplace, Bedroom on ground floor

3 bedroom

1 terrace

3 bathrooms

2 WC

1 garage

6 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

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



House 75 Simiane-Collongue

Just 19 minutes from the Aix-en-Provence TGV station, in the charming historic village of Simiane-Collongue, this old bastide of 180m2 offers you a residence imbued with authenticity and charm. Nestled on 8000m2 of wooded land, this property invites you to discover a peaceful and authentic living environment. As you cross the threshold, you will be greeted by a conservatory living room bathed in natural light, a cozy dining room, and a fully equipped kitchen which opens onto a sunny terrace, ideal for alfresco dining. An additional relaxation area awaits you in the TV lounge, providing a perfect corner to relax. Upstairs, two spacious bedrooms with lofts provide intimate resting areas, while two modern bathrooms add an extra touch of comfort. An attic converted into a games room offers a versatile space for leisure and creativity. Outside, a stunning garden extends around the property, with a refreshing swimming pool for those hot summer days. Several outbuildings provide practical storage space, while a spacious 52m2 garage provides shelter for your vehicles and equipment. Quietly located and facing south, this property represents a great opportunity for those looking for a peaceful life in a picturesque setting. Whether as a primary residence or holiday



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