



**LUXURY PROVENCE**  
l'agence immobilière

## Price on request

**For sale villa**

**5 rooms**

**Surface : 140 m<sup>2</sup>**

**Surface of the living : 50 m<sup>2</sup>**

**Surface of the land : 820 m<sup>2</sup>**

**Year of construction : 2022**

**Exposition : Sud**

**Hot water : Thermodynamique**

**Inner condition : Neuf**

### Features :

air conditioning, double glazing, Bedroom on ground floor

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

**Energy class (dpe) : A**

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

Document non contractuel

30/12/2025 - Prix T.T.C



## Villa 4207 Gréasque

Gréasque / Mimet - T5 House 140m<sup>2</sup> on an 820m<sup>2</sup> plot. Located on the border between Gréasque and Mimet la Diote, come and discover this family villa completed in 2022, built to RT 2020 standards. You will be charmed by its modern interior and the exterior nestled at the edge of a hillside. The house includes on the ground floor: a spacious south-facing living area with an open kitchen, a laundry/storage room, a WC, and a hair salon that can easily be converted into a master suite. Upstairs: 3 bedrooms with built-in closets, a bathroom, and a WC. All situated on an 820m<sup>2</sup> wooded and fenced plot, with a terrace over 50m<sup>2</sup> offering complete privacy. Features: House still under ten-year warranty; reversible heat pump; thermodynamic water heater; connected to the main sewer; no renovations needed; plot suitable for a swimming pool. Don't wait to visit! Call Marion at 06 52 58 00 63. This property is presented exclusively by Amanda. This real estate listing has been written under the editorial responsibility of Marion BOUASSE, EI, commercial agent of SAS Luxury Provence, registered with the Aix en Provence RSAC under number 918 822 495, holder of the collaborator card on behalf of Luxury Provence CPI13102024000000677 issued by the Marseille Chamber of

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