



**LUXURY PROVENCE**  
l'agence immobilière

**780 000 €**

**For sale villa**

**5 rooms**

**Surface : 164 m²**

**Surface of the living : 60 m²**

**Surface of the land : 980 m²**

**Year of construction : 2007**

**Exposition : Sud**

**View : Jardin**

**Inner condition : excellent**

**External condition : Exceptionnel**

**Features :**

pool, air conditioning, double glazing,  
Bedroom on ground floor, Automatic  
Watering, Automatic gate, calm, Volets  
roulants électriques

4 bedroom

1 terrace

2 bathrooms

2 showers

2 WC

1 garage

1 parking

**Energy class (dpe) : B**

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

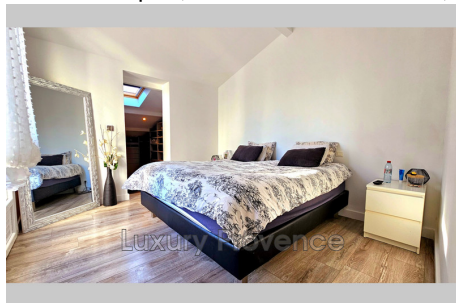
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02/05/2025 - Prix T.T.C



### Villa 6522 Les Pennes-Mirabeau

Luxury Provence has the privilege of revealing to you this sumptuous 160 m<sup>2</sup> residence, nestled in the popular Pigeonnier area in Septèmes-les-Vallons (13240), on the edge of Pennes-Mirabeau, in the immediate vicinity of Plan de Campagne. This residence offers you the perfect combination of proximity to shops and main roads, while ensuring absolute tranquility. Discover the space and comfort you've always dreamed of. Its sleeping area, judiciously arranged, presents a master suite with dressing room and bathroom, accompanied by two spacious bedrooms and a second generous bathroom. A large office completes this harmonious space. The living space is structured around an American kitchen opening onto a living room and a bright dining room, thus offering an ideal setting for peaceful family life. Imagine yourself on a plot of 990 m<sup>2</sup>, offering the opportunity to create an enchanting garden. You can enjoy a heated swimming pool, in the shade of majestic palm trees. The attached garage ensures the security of your vehicle. Ideally located, the area is less than 10 minutes walk from the Castors Isabella Primary School and the Sainte Elisabeth Private Vocational High School. Public transport, via buses 121 and 122, is close at hand, and the motorways, less



**780 000 € fees included**

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