



LUXURY PROVENCE
l'agence immobilière

Price on request

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, Climatisation, 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

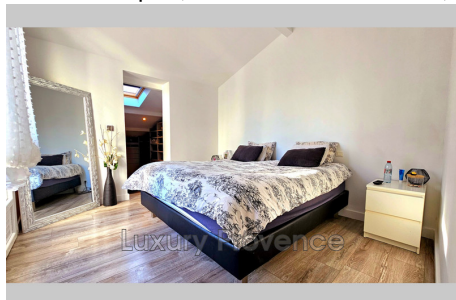
Document non contractuel

14/07/2025 - Prix T.T.C



Villa 6522 Les Pennes-Mirabeau

Luxury Provence has the privilege of revealing to you this sumptuous 160 m² 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 m², 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



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