



**LUXURY** PROVENCE  
l'agence immobilière

695 000 €

For sale house

6 rooms

Surface : 143 m<sup>2</sup>

Surface of the living : 36 m<sup>2</sup>

Surface of the land : 3504 m<sup>2</sup>

Year of construction : 1989

Exposition : Sud

Hot water : Thermodynamique

Inner condition : A rafraîchir

External condition : Bon

Couverture : tiles

Features :

pool, double glazing, Cheminée, Bedroom on ground floor, Automatic Watering, calm

4 bedroom

1 terrace

1 bathroom

2 WC

2 garages

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

29/04/2024 - Prix T.T.C



### House 2644 Simiane-Collongue

In a sought-after area of Simiane, quiet and surrounded by nature, come and discover this very pretty house of around 140m<sup>2</sup> on a plot of 3,500m<sup>2</sup>. The single-storey house includes 4 bedrooms, 1 bathroom, 1 WC, an independent kitchen and a double living/dining room with cathedral ceiling opening onto the terrace. In the semi-basement, you can find 1 large room with window that can be used as a guest bedroom, office or games room, 1 WC, a workshop and the boiler room, with access to the garage. A large garage for 2 cars with mezzanine completes the house (possibility of transforming into habitable). On the garden side, come and enjoy a 6x12 swimming pool area (with bromine filtration) with a wooden chalet to enjoy the calm and the sun and an orchard area. On the equipment side: Air/Water heat pump + HITACHI brand domestic hot water, open fireplace for the living room, wood stove for the room in the semi-basement, drilling, water from the canal.

Possibility of expansion For all information: Emilie MONACHINO EI, Tel:

06.66.40.35.81 Sales agent RSAC 897 732 186 Aix-en-Provence

Fees and charges :

695 000 € fees included

