



LUXURY PROVENCE
l'agence immobilière

675 000 €

For sale villa

8 rooms

Surface : 207 m²

Surface of the living : 38 m²

Surface of the land : 3000 m²

Year of construction : 1970

Exposition : Sud

Inner condition : to renovate

External condition : to renovate

Features :

double glazing, Bedroom on ground floor,
Volets roulants électriques

5 bedroom

2 terraces

2 WC

1 garage

6 parkings

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel

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



Villa 16 Simiane-Collongue

PROPERTY IN SIMIANE COLLONGUE 13109 I invite you to discover this house from the 1970s of approximately 200m² of living space + converted attic of 43m², on a plot of 3000m². This property is composed as follows: You are welcomed by a large parking space then you will access the lower part of the house: A 66m² high ceiling garage with water point, a T2 to renovate with interior and exterior access. An exterior staircase will take you to the beautiful south-facing terrace then to the main living area consisting of a large living room, a kitchen opening onto the opposite terrace, 3 bedrooms and a bathroom. An interior staircase will take you to the partially furnished attic: a living room of 30m² with water point and a bedroom with water point, + 30m² of remaining unconvertible attic space (sloping ceilings). Outside: large parking spaces, a green space to the south, the forest behind with terrace and pizza oven. All frames are PVC, double glazed, centralized electric shutters. Very beautiful environment. Updating work to be planned, as well as partial waterproofing of the south terrace. Bérengère Lecompte 04 42 94 45 48

Fees and charges :

675 000 € fees included

