



LUXURY PROVENCE
l'agence immobilière

1 299 000 €

For sale villa

9 rooms

Surface : 225 m²

Surface of the living : 80 m²

Surface of the land : 4500 m²

Year of construction : 2016

Inner condition : new

External condition : new

Features :

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

6 bedroom

1 terrace

1 bathroom

2 showers

3 WC

1 garage

1 parking

Emission of greenhouse gases (ges) : A

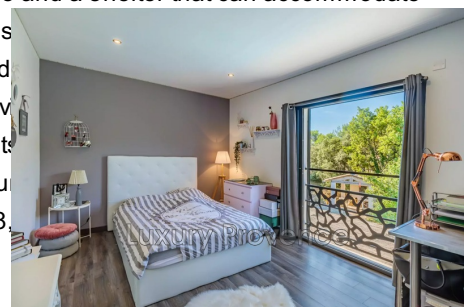
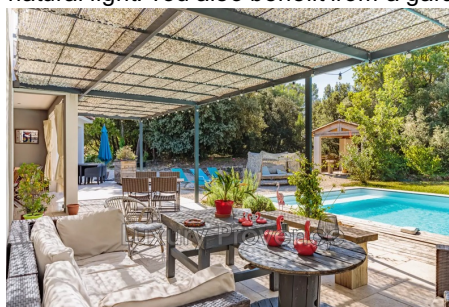
Document non contractuel

03/05/2024 - Prix T.T.C



Villa Rognes

Luxury Provence is honored to present to you this sumptuous contemporary villa, offering a generous surface area of 225 square meters, nestled in the heart of lush greenery on a plot of 4,500 square meters. This exceptional residence, built in 2016, is covered by the ten-year guarantee and is based on a crawl space. It stands out for its high-end services. The main residence, with an area of 190 square meters, offers on the ground floor a fully equipped American kitchen, a dining room, a majestic living room of approximately 80 square meters, a laundry room, a master suite of 25 meters square with bathroom and dressing room, as well as an office that can be transformed into a bedroom. Upstairs, you will discover two bedrooms of 17 square meters with cupboards, a guest bedroom, a bathroom and toilets. Underfloor heating is provided by a reversible air/water heat pump, also offering a cooling system. In addition, the house is equipped with a thermodynamic water heater and many other amenities. An independent annex of 36 square meters includes a bedroom, a bathroom and a kitchen, all air-conditioned for optimal comfort. The aluminum bay windows bathe the space in natural light. You also benefit from a garage and a shelter that can accommodate



1 299 000 € fees included

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