

475 000 €

Contact agency

Luxury Provence

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For sale house

3 rooms

Surface : 95 m<sup>2</sup>

Surface of the living : 50 m<sup>2</sup>

Surface of the land : 230 m<sup>2</sup>

Year of construction : 2017

Exposition : Sud

Inner condition : excellent

External condition : exceptional

Features :

AIR CONDITIONING, double glazing, fireplace, Bedroom on ground floor, electric shutters

2 bedroom

2 terraces

1 bathroom

1 shower

1 WC

2 parkings

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

23/01/2025 - Prix T.T.C



## House 163 Simiane-Collongue

LITTLE GEM IN THE CENTER OF SIMIANE COLLONGUE 13109 Come and discover this new product built in 2017. On one level, this house of approximately 95m<sup>2</sup> offers you a very beautiful living room with American kitchen, two suites of almost 15m<sup>2</sup>, one with bathroom, the other with shower room, a laundry area. Like a cocoon, its outdoor space at the back will give you a corner protected from view with its beautiful terrace and its small garden which can accommodate a jacuzzi! Services: reversible air conditioning, pellet stove, RT2012 standards, double glazing, roller shutters, mains drainage, fiber, 2 parking spaces, all amenities on foot!

Fees and charges :

475 000 € fees included

