

475 000 €

Contact agency  
Investimmo83.com

4 place de l'atré de tassigny  
83470 Saint-Maximin-la-Sainte-Baume  
0494042508 / bagueteric2183@gmail.com

For sale house

5 rooms

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

Surface of the living : 45 m<sup>2</sup>

Surface of the land : 200 m<sup>2</sup>

Exposition : Est ouest

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

fireplace, double glazing, Laundry room

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

11/04/2025 - Prix T.T.C



## House 0925 Simiane-Collongue

Presentation video by copying this link into an internet browser:

[https://www.youtube.com/watch?v=v3GGI\\_1OFuA](https://www.youtube.com/watch?v=v3GGI_1OFuA) or by typing Laurent Lambert Invest Immo 83 on Youtube. Close to the city center, the train station and amenities, in a sought-after area, pleasant country house of approximately 105 m<sup>2</sup> on a beautiful, ideally exposed plot of 420 m<sup>2</sup>. For your comfort, you will enjoy a 40 m<sup>2</sup> living room, a fitted kitchen, four bedrooms including a 16 m<sup>2</sup> master suite on the ground floor. The beautiful interior spaces blend perfectly with the land thanks to a beautiful south-facing terrace and its swimming pool with summer kitchen. Reversible air conditioning. Gas central heating. Canal de Provence. High-quality services. 26 m<sup>2</sup> garage and parking. RARE FOR SALE. GUARANTEED LOVE AT FIRST SIGHT. Contact: Laurent LAMBERT 06 37 76 32 95 EI Sales agent 920 635 737 RSAC DRAGUIGNAN

Fees and charges :

475 000 € fees included

