

629 000 €

Contact agency

Agence Coulange

11, Bld Anatole France

13600 La Ciotat

04 42 83 14 14 / info@agencecoulange.com

For sale villa

5 rooms

Surface : 115 m<sup>2</sup>

Surface of the land : 560 m<sup>2</sup>

Year of construction : 2014

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

POOL, ALARM, Jacuzzi spa, Air conditioning duct, Bedroom on ground floor, double glazing, Jardin paysagé, solar

4 bedroom

1 terrace

3 showers

2 WC

2 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

19/10/2024 - Prix T.T.C



## Villa 84 Aubagne

Discover this pretty villa located in Aubagne... Designed to combine modern comfort and conviviality, this house stands out for its quality fittings and peaceful environment! On the garden level, a welcoming entrance hall leads you to the living room with open kitchen, perfectly equipped and designed for moments of sharing. The living room opens onto the outdoor terrace, offering a breathtaking view of the swimming pool and the 543 m<sup>2</sup> garden. The sleeping area consists of a master suite, with its own bathroom and dressing room, and an additional bedroom that can be used as an office or guest bedroom, depending on your needs, as well as a toilet. The first floor offers two bedrooms, a shower room and a bathroom as well as a separate toilet. The outdoor area has an inviting wooden deck, perfect for al fresco dining or simply relaxing by the pool! Bike shelter and two parking spaces. For more information or to schedule a visit, contact the agency on 04 42 83 14 14!

Fees and charges :

Annual current expenses 80 €

Well condominium

629 000 € agency fees 2,38% à the responsibility of the buyer included

