

## Price on request

### Contact agency

#### Les Clés du Soleil

1009 avenue Francois Nardi

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### For sale villa

6 rooms

Surface : 110 m²

Surface of the living : 36 m²

Surface of the land : 2027 m²

Year of construction : 1987

Exposition : Sud ouest

View : Jardin

Inner condition : a refresh

External condition : GOOD

Couverture : tiling

### Features :

double glazing, AIR CONDITIONING,

Automatic gate, POOL, DRILLING

4 bedroom

2 terraces

2 show ers

2 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

15/07/2025 - Prix T.T.C



## Villa 12896 Carnoules

Discover without further delay this charming villa in the heart of Carnoules. Typically individual, it totals 110m² of living space on 2 levels. Its southwest exposure makes it a bright and warm place. You will find an open equipped kitchen, a living room of ... m 2 which opens onto a large terrace of ... m 2 , 4 beautiful bedrooms, including a master suite of ....m 2 and a second bathroom water. This villa benefits from air conditioning, electric roller shutters and a heat pump, ensuring optimal comfort all year round. It has an 86m deep borehole. A large garage of... m2 to store your vehicle and an electric gate. Sanitation is connected to the sewer. Outside, a covered swimming pool (3.5x6.5m) invites you to relax, with a pool house including a pizza oven and a barbecue, ideal for moments of conviviality with family or friends. A large vegetable garden will delight gardening enthusiasts. In addition, a 20m2 registered shed , equipped with water and electricity, offers additional versatile space, with the possibility of setting up an additional floor (R+1) thanks to its independent access. Some refreshment work is to be expected to make this villa your taste. This villa represents an exceptional opportunity to live in a privileged living environment in Carnoules close to all amenities, access to the motorway, the train station, buses. It is also close to schools and the health center. Contact us now to organize a visit and let yourself be charmed by the comfort and potential of this exceptional residence.

