

695 000 €

Contact agency

Agence Coulange

11, Bld Anatole France

13600 La Ciotat

04 42 83 14 14 / info@agencecoulange.com

For sale contemporary villa

5 rooms

Surface : 117 m<sup>2</sup>

Surface of the living : 54 m<sup>2</sup>

Surface of the land : 350 m<sup>2</sup>

Exposition : Sud

View : Aperçu mer

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Features :

POOL, Bicycles, Terrasse à l'étage,

Bureau de plain-pied, double glazing,

Automatic Watering, Laundry room, Volets  
roulants électrique, CALM

4 bedroom

2 terraces

1 bathroom

2 showers

2 WC

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

04/02/2025 - Prix T.T.C



## Contemporary villa 2108 La Ciotat

Superb contemporary villa of 109 m<sup>2</sup>, ideally located in a quiet area and close to amenities... On the ground floor, it offers a large open living room, a dining room and an American kitchen, all opening onto a large furnished terrace and a garden with swimming pool (4x2.5 m). A laundry room and an office/bedroom with adjoining shower room complete the ground floor. Upstairs, you will find two beautiful bedrooms, one with a terrace, a bathroom, and a master suite with a terrace, a dressing room, and a shower room. Services: reversible air conditioning, mains drainage, swimming pool, double glazing, electric roller shutters, automatic watering, and an indoor parking space... For further information or to request a visit, contact the agency on 04 42 83 14 14!

Fees and charges :

Annual current expenses 120 €

Well condominium

20 lots in the condominium 695 000 € agency fees 1,73% à the responsibility of the buyer included

