

825 000 €

Contact agency

Luxury Provence

531 avenue paul jullien

13100 Le Tholonet

0442944548 / direction@luxury-provence.com

For sale villa

5 rooms

Surface : 164 m²

Surface of the living : 60 m²

Surface of the land : 980 m²

Year of construction : 2007

Exposition : Sud

View : Jardin

Inner condition : excellent

External condition : exceptional

Features :

POOL, AIR CONDITIONING, double glazing,
Bedroom on ground floor, Automatic
Watering, Automatic gate, CALM, electric
shutters

4 bedroom

1 terrace

2 bathrooms

2 showers

2 WC

1 garage

1 parking

Emission of greenhouse gases (ges) : A

Document non contractuel

28/07/2024 - Prix T.T.C



Villa 6522 Les Pennes-Mirabeau

Luxury Provence has the privilege of revealing to you this sumptuous 160 m² residence, nestled in the popular Pigeonnier area in Septèmes-les-Vallons (13240), on the edge of Pennes-Mirabeau, in the immediate vicinity of Plan de Campagne. This residence offers you the perfect combination of proximity to shops and main roads, while ensuring absolute tranquility. Discover the space and comfort you've always dreamed of. Its sleeping area, judiciously arranged, presents a master suite with dressing room and bathroom, accompanied by two spacious bedrooms and a second generous bathroom. A large office completes this harmonious space. The living space is structured around an American kitchen opening onto a living room and a bright dining room, thus offering an ideal setting for peaceful family life. Imagine yourself on a plot of 990 m², offering the opportunity to create an enchanting garden. You can enjoy a heated swimming pool, in the shade of majestic palm trees. The attached garage ensures the security of your vehicle. Ideally located, the area is less than 10 minutes walk from the Castors Isabella Primary School and the Sainte Elisabeth Private Vocational High School. Public transport, via buses 121 and 122, is close at hand, and the motorways, less than 9 km away, make it easy to get around the region. This home transcends the status of a simple property to become the place where precious family memories are born. Don't miss this exceptional opportunity. Contact me now to arrange

